

Let's Build Thunder Bay Stakeholder Roundtable Feedback Summary – HOUSING

Roundtable Proposed Solution	Potential Action
Bring together developers, Development Services, CEDC, Non-Profits, etc., to discuss current needs and match up projects and available lands	<ul style="list-style-type: none"> Review development conditions for surplus City owned lands and opportunity sites after 1 year
<p>City should provide better guidance and facilitation of all stakeholders in development processes. Including soliciting approval feedback from applicable City Divisions and other governing agencies, meeting regularly on application files to ensure timely progress.</p> <p>Have a point person to be the guide through the entire process of development projects and act as a liaison between internal City Divisions.</p> <p>Create a committee with Zoning, Building, and Engineering to communicate on projects as a group to reduce the number of times developers need to resubmit</p>	<ul style="list-style-type: none"> Reform and brand the Development Services website to align with the new 'One Stop Development Shop' model Establish a cross-agency Team available to meet with development project applicants for enhanced project coordination and problem solving Provide Development Liaison Services for major developments. Development Navigators with a range of specialties will be trained to guide projects through the cross-agency process and will be empowered to call together the Development Review Team Enhance the pre-consultation intake process to better engage with developers at the front-end of a process
Improve communication tools and provide self-serve options for applicants to track progress on building permits.	<ul style="list-style-type: none"> Promote the Property and Permitting portal and self-service access to planning applications and building permits to track status and information requests
Streamline processes and educate staff on commonly occurring issues to expedite resolution.	<ul style="list-style-type: none"> Refer to Growth Department
<p>More information and guidance should be available on the steps of the development and building process.</p> <p>Create a better package for first-time home builders to follow.</p>	<ul style="list-style-type: none"> Relaunch the Before you Build project series Explore digital and AI tools to help developers identify lands for development and potential development configurations
Streamline legal processes and establish service delivery timelines. Review the potential to utilize different types of legal professionals to create capacity.	<ul style="list-style-type: none"> Refer to City Solicitor & Corporate Counsel
Streamline site plan control and the building permit process by reviewing processes for efficiency with the goal of shortening the	<ul style="list-style-type: none"> Increase delegated authority for Planning and Realty Services

<p>timeframe of planning application approvals and building permit issuance.</p> <p>Review the potential to utilize different types of development professionals to create capacity.</p>	<ul style="list-style-type: none"> • Conduct a business process optimization review of Commercial Building Permit Process • Refer to Growth Department for further review
<p>Defer taxes on lots in registered plans of subdivision to a point later in the process or on a different schedule.</p> <p>Review potential for tax rebate for a number of years once vacant land is developed.</p> <p>Defer tax on newly created lots.</p>	<ul style="list-style-type: none"> • Refer to Mayor’s Task Force <p>Potential action</p> <ul style="list-style-type: none"> • Review residential tax triggers and policies as they apply to vacant lands at particular development stages
<p>Incentivize remediation work required on commercial lands.</p> <p>Level out the disparity between the strategic core area and Housing Community Improvement Program grants.</p> <p>Use MPAC 2016 valuation to determine base price and get an appraisal after the sale. The difference should be the City's incentive program for sale of the lot.</p> <p>Dedicate land for not-for-profits.</p>	<ul style="list-style-type: none"> • Develop an enhanced CIP for the Strategic Core Areas and new city-wide CIP for growth
<p>Zone land for what the City wants it to be used for, do background studies for inclusion in the selling package, get the land appraised, and sell it to the developer to build.</p> <p>Better prepare lands to be sale-ready (development studies, environmental studies, zoning readiness, etc.) and adjust valuation.</p> <p>Land with known issues that deter building should be provided at no-cost, or low cost, or at auction to the highest bidder.</p>	<ul style="list-style-type: none"> • Provide pre-development studies to de-risk purchase of city-owned lands • Continue to review zoning by-law for opportunities to reduce barriers to development • Refer to Growth Department for further review
<p>More negotiation between City and proponents to determine the issues of the proposal, or guidance on what the City would like to see.</p>	<ul style="list-style-type: none"> • Refer to Growth Department

<p>City should provide more feedback, participate in negotiation processes, and allow for adjustments during purchasing process.</p>	
<p>Remove studies prior to approvals and allow for conditional approvals with a complete application.</p>	<ul style="list-style-type: none"> • Refer to Growth Department
<p>Provide a breakdown of how much land is approved versus ready and lands that could be available subject to certain conditions.</p>	<ul style="list-style-type: none"> • Update and make available a current land inventory report
<p>Promote competitive trade opportunities in Thunder Bay.</p> <p>Promote immigration by creating an immigration hub.</p> <p>Advocate for more incentives for private employers to train apprentices/new grads in key labour shortage areas.</p> <p>Advocate for more spots at college and trade schools.</p> <p>Lobby the province to increase college cap on trades and training.</p> <p>Advocate for more trades programs and advocate for better access to trade schools locally or increased funding support for those who must travel to Southern Ontario.</p> <p>Advocate to make the Northern Immigration Pilot permanent for all skilled workers.</p> <p>Foster communication efforts with employers and potential employees.</p>	<ul style="list-style-type: none"> • Refer to Mayor’s Task Force, Task Force Growth and Intergovernmental Affairs <p>Potential Actions:</p> <ul style="list-style-type: none"> • In conjunction with other partners, make recommendations to promote skilled trade employment opportunities • In conjunction other partners, make recommendations to promote immigration to the City • In conjunction with the Mayor’s Task Force, Intergovernmental Affairs Committee and partners, make recommendations and advocate for capacity in post-secondary and trade schools in the region
<p>City should not require anything beyond meeting the Ontario Building Code to receive financial incentives or qualify for city-owned land purchases.</p> <p>Provide education on the upfront cost versus the long-term operational savings that can be seen over the life of a net-zero building.</p>	<ul style="list-style-type: none"> • Refer to Mayor’s Task Force <p>Potential Actions:</p> <ul style="list-style-type: none"> • Educate and host workshop on benefits of net zero building, provide tools and land for demonstration projects • Identify lands for community and net zero demonstration projects

<p>Developers should be able to choose whether they build singles or multi residential homes.</p> <p>Redirect additional dwelling unit grant funding to other housing programs.</p> <p>Increase the grant per unit above 70% to \$45k or higher.</p> <p>Lower the multi-unit density rate from 70% for higher incentive.</p> <p>Have the grant apply to every unit of the build.</p> <p>Review definition of Affordable Housing and get away from using market rent.</p> <p>Investigate the potential for Municipal Capital Facility Agreements for not-for-profit housing facilities to lower rents.</p>	<ul style="list-style-type: none"> • Refer to Mayor’s Task Force <p>Potential Actions:</p> <ul style="list-style-type: none"> • Review HAF performance to make strategic and operational adjustments • Review affordable housing definitions and support framework
<p>Develop a marketing campaign focusing on the lifestyle, benefits, and cost-effectiveness of multi-residential housing.</p>	<ul style="list-style-type: none"> • Refer to Mayor’s Task Force <p>Potential Action:</p> <ul style="list-style-type: none"> • Promote and educate of the benefits of all housing types for communities and individuals
<p>For the lots that are declared surplus, put on MLS open system for realtors to access.</p> <p>Let developers send EOIs on lots that they choose, instead of waiting for the lots desired to become surplus, then work with developers to overcome barriers to development.</p>	<ul style="list-style-type: none"> • Refer to Growth Department
<p>City should provide better communication around secondary planning.</p>	<ul style="list-style-type: none"> • Refer to Growth Department
<p>Servicing infill lots takes too long and there is a City backlog for service installations</p>	<ul style="list-style-type: none"> • Refer to Environment Division