



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

Wednesday, October 16, 2024, 12:32 p.m.

McNaughton Room - 3rd Floor, City Hall

1. Mayor's Taskforce on Building More Homes Advisory Committee Meeting 05-2024

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

Ken Ranta - Representative - Public/Non-Profit Housing Organization involved in Affordable Housing (*Vice-Chair*)

John Stephenson - Member of Public with Working Knowledge of Research involvement in Housing and Housing Affordability and Development

3. Officials

John Collin, City Manager

Krista Power, Director of Legislative Services & City Clerk

Kerri Marshall, General Manager - Infrastructure, Development & Operations

Joel DePeuter, Director - Development Services

Summer Stevenson, Project Manager - Housing Accelerator

Jamie Lee KostECKI, Manager - Community Development

Ian Kaufman, Policy & Research Analyst

Larry Joy, Policy Assistant to the Mayor

Katie Piché, Council & Committee Clerk
Crystal DePeuter, Council & Committee Clerk

4. Disclosures of Interest

There were no disclosures of interest declared.

5. Agenda Approval

MOVED BY: Ken Ranta
SECONDED BY: Karen Hill

WITH RESPECT to the October 16, 2024 meeting of the Mayor's Task Force 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 Meetings 03-2024 and 04-2024 of the Mayor's Taskforce on Building More Homes Advisory Committee, held on June 19, 2024 and July 3, 2024, respectively, to be confirmed.

MOVED BY: Justyn Desjardins
SECONDED BY: Ken Ranta

THAT the Minutes of Meetings 03-2024 and 04-2024 Mayor's Task Force on Building More Homes Advisory Committee, held on June 19, 2024 and July 3, 2024, respectively, be confirmed.

CARRIED

7. Deputations

Director of Legislative Services & City Clerk Krista Power provided an overview of the deputation process.

7.1 Deputation - Building Homes - Seniors' Needs and Wants

At the request of the deputant, this item was withdrawn from the agenda and will be rescheduled for the November 20, 2024 Mayor's Taskforce meeting.

7.2 Deputation - Housing Shortage and Potential Solutions

Correspondence received from Wolfgang Schoor requesting to provide a deputation relative to Thunder Bay's housing shortage and potential solutions.

Additional correspondence received from Wolfgang Schoor, entitled "Suggestions for Reducing Housing Shortages and Possibly Resolving Homelessness Altogether in Thunder Bay" relative to housing shortage and potential solutions was distributed separately on Monday, October 14, 2024.

Wolfgang Schoor provided a presentation and responded to questions. The deputant suggested numerous solutions to address homelessness, including tiny home clusters, non-rental living units and glamping.

The Chair thanked the deputant for their deputation.

8. Let's Build Thunder Bay Stakeholder Roundtable

Project Manager Summer Stevenson provided an update on the Let's Build Thunder Bay Stakeholder Roundtable and responded to questions.

The Stakeholder Roundtable was held on Wednesday, October 9 with 70 attendees from the community in attendance. Summer Stevenson thanked staff and taskforce members for attending the event.

The following items were discussed:

- Need for public education on the processes and decisions related to development
- Advocacy on issues that affect the ability to develop
- Tiered approach with short, medium, and long-term actions

- Tangible actions
- Labour availability
- Advocacy
- Barriers
- Identifying common themes, providing education
- Schematic analysis
- Comparator municipalities
- How to streamline development processes to reduce timelines

A discussion was held relative short term action plans, improving efficiency, lobbying government regarding apprenticeship allotments and how to increase capacity to develop. It was noted that the roundtable was well-facilitated.

It was suggested that committee members meet with Administration to discuss actions to address challenges with labour shortage.

It was noted that Administration will compile the information and data from the roundtable to present to the taskforce at the November 20 meeting.

9. Housing Accelerator Fund (HAF) Action Plan Update

Memorandums from Project Manager Summer Stevenson dated October 10, 2024 containing HAF updates for September and October, for information.

Project Manager Summer Stevenson provided a Housing Accelerator Fund Action Plan update for September and October and responded to questions.

The following items were discussed:

- Flexibility with affordable unit numbers as timeline progresses
- Environmental performance criteria
- Update to website, marketing campaign
- Annual Reports to CMHC
- Surplus lands
- Recent provincial infrastructure funding (\$10.4 million)

A discussion was held relative to affordable housing, specific targets (type of units), and environmental benchmarks.

10. Local Government Week - Group Photo

A photo of Committee members that attended in-person was taken for Local Government Week, October 20-26, 2024 and will be posted on the City's social media to acknowledge the work of Committees of Council and committee members.

11. Next Meeting

The next meeting date will be held on November 20, 2024 at 12:30 p.m. in the McNaughton Room.

12. Adjournment

The meeting adjourned at 1:45 p.m.