



BOARD REPORT

REPORT No.: 2025-15

MEETING DATE: APRIL 17, 2025

SUBJECT: FIRST REPORT – 167 GREENMANTLE DRIVE (NIPIGON) DIRECT-OWNED HOUSING PROPERTY OPTIONS

RECOMMENDATION

THAT with respect to Report No. 2025-15, (Corporate Services and Integrated Social Services Divisions), we The District of Thunder Bay Social Services Administration Board approve the receipt of the FIRST REPORT – 167 Greenmantle Drive, Nipigon, ON Direct-Owned Housing Property Options;

AND THAT the Board directs Administration to prepare a report with an action plan to explore options for the property to be presented at a Board meeting in the fall 2025.

REPORT SUMMARY

To provide The District of Thunder Bay Social Services Administration Board (TBDSSAB or the Board) with a report outlining options for the direct-owned housing property destroyed by fire.

BACKGROUND

On July 19, 2024, fire destroyed the TBDSSAB direct-owned 4-bedroom, single family home at 167 Greenmantle Drive in Nipigon, ON. Based on the damage suffered during the fire, TBDSSAB's insurance adjuster determined the housing unit should be demolished. The demolition was performed on August 26, 2024. This property is zoned for low density residential. The property is approximately sixty (60) feet wide and one hundred twenty (120) feet deep.

Report No. 2025-10, 10-Year Housing and Homelessness Plan – Housing Targets Final Update was provided at the March 20, 2025, Board meeting, identifying various trends and analysis to be used to inform direction and strategy in addressing social and affordable housing need throughout the District of Thunder Bay. In particular, it is anticipated that by 2034, relative to current housing stock levels, TBDSSAB would require 323 additional units throughout the District of Thunder Bay to maintain a waitlist of 25% of current stock.

COMMENTS

The following program considerations were reviewed for the property:

1. The current rent-geared-to-income (RGI) housing demand in Nipigon is limited, with a total of nine (9) applicant households on the current RGI housing waitlist for a four-bedroom unit. The majority of the applications are for one and two-bedroom units that range in need from twenty-four (24) to sixty-one (61) applicants.
2. Based on trends from past data, and as provided in Report No. 2025-10, relative to housing targets for Nipigon, it is anticipated that the future demand will continue to be targeted at one-bedroom units, with a reduced need for two plus bedroom homes. Further, it is anticipated that by 2034, an additional seven (7) one-bedroom units would be required in Nipigon to maintain a waitlist of 25% of current stock.

Options

Based on the program considerations, the following options are being considered:

1. Replace Destroyed property. The destroyed property was a four-bedroom, family unit located within a residential setting. The neighbourhood is a family style street, with multiple TBDSSAB units and private homeowner mix of exclusively single detached homes. Like for like replacement would be eligible for insurance coverage in accordance with the insurance policy.
2. Redevelop Property. The property could be redeveloped into a multi-unit building, e.g. Duplex, three-plex or four-plex building. The current zoning of this property would support redevelopment of a duplex or three-plex unit. Other multi-unit options could be considered but would require a rezoning process. Enhancing the density would be consistent with the housing target data and projections for Nipigon.
3. Sell land. The property could be sold, and proceeds held in the Capital Redevelopment Reserve Fund for future redevelopment of housing stock.

The best fit for the neighbourhood should also be considered when determining the desired outcome for the property.

Further Information Required

To fully evaluate options for the property, the following information is still required:

- cost limits under TBDSSAB's insurance policy for replacement of the property;
- a buy-out price for the property under TBDSSAB's insurance policy if the property is not replaced; and
- costs associated with redevelopment of a duplex, three-plex or other options.

STRATEGIC PLAN IMPACT

This report supports the previous TBDSSAB Strategic Plan vision of establishing flexible, inclusive services through the provision of relevant diverse housing support, and the current TBDSSAB Strategic Plan vision of humanizing human services.

FINANCIAL IMPLICATIONS

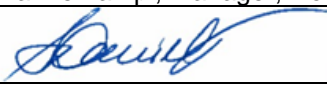
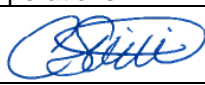

The financial implications will be presented in the subsequent Board Report based on the recommended option for the property.

CONCLUSION

It is concluded that options for the direct-owned housing property should be based on program needs balanced with the financial considerations of each development option.

REFERENCE MATERIALS

None.

PREPARED BY:	Marty Farough, Manager, Infrastructure & Asset Management Dianne Lampi, Manager, Housing Operations
SIGNATURE	 
APPROVED BY	Georgina Daniels, FCPA, FCA, Director, Corporate Services Crystal Simeoni, Director, Integrated Social Services
SIGNATURE	
SUBMITTED BY:	Ken Ranta, Chief Executive Officer