



BOARD REPORT

REPORT No.: 2025-25

MEETING DATE: SEPTEMBER 18, 2025

SUBJECT: NIPIGON DIRECT-OWNED HOUSING PROPERTY OPTIONS

RECOMMENDATIONS

THAT with respect to Report No. 2025-25, (Corporate Services and Integrated Social Services Divisions), we, The District of Thunder Bay Social Services Administration Board, approve receipt of the Nipigon Direct-Owned Housing Property Options;

AND THAT the Board directs Administration to engage in a design and costing exercise for the development of a tri-plex residential building located on the 170 Wadsworth property;

AND THAT the Board directs Administration to prepare a report with an action for the properties in Nipigon to be presented at the December Board meeting.

And

THAT with respect to Report No. 2025-25 Confidential Attachment #1 (Corporate Services and Integrated Social Services Divisions) we, The District of Thunder Bay Social Services Administration Board direct Administration to proceed as directed in Closed Session.

REPORT SUMMARY

To provide The District of Thunder Bay Social Services Administration Board (TBDSSAB or the Board) with an updated report outlining options and recommendations for the direct-owned properties in Nipigon, Ontario that are currently vacant and undeveloped.

BACKGROUND

At the April 17, 2025 meeting, the Board received a First Report (Report No.: 2025-15) related to 167 Greenmantle Drive in Nipigon, where a fire had destroyed the TBDSSAB-owned 4-bedroom single family home. This report identified several options related to this property, and further information required prior to recommending a course of action. This property is zoned for low density residential. The property is approximately 60 feet wide and 120 feet deep.

In reviewing the information regarding the fire and insurance proceeds, TBDSSAB's insurance adjuster determined the housing unit was not repairable and should be demolished. The demolition was performed on August 26, 2024. TBDSSAB received a payout from the insurance company for this property, and this is currently held in the Capital Regeneration Reserve Fund pending future decisions.

TBDSSAB also owns two other properties in Nipigon, both of which are vacant land with no current housing. These properties are as follows:

170 Wadsworth:

On January 1, 2021, fire destroyed the TBDSSAB owned 4-bedroom, single family home at 170 Wadsworth Drive in Nipigon. Based on the damage suffered during the fire, TBDSSAB's insurance adjuster determined the housing unit should be demolished. The demolition was performed in February 2021. This property is zoned for low density residential. The property is approximately 60 feet wide and 120 feet deep. The proceeds from the insurance payout are currently held in the Capital Regeneration Reserve Fund.

168 Wadsworth:

This property is vacant land with no dwelling unit and has been undeveloped for over 20 years. This property is zoned for low density residential. The property is approximately 60 feet wide and 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. This report identifies various trends and analysis to be used to inform direction and strategy in addressing social and affordable housing needs throughout the District of Thunder Bay. 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. This includes additional housing units in Nipigon to meet expected demand.

COMMENTS

With the proceeds from the insurance settlements, and the availability of undeveloped land in Nipigon, Administration turned its attention to options for consideration in the Nipigon market. The following program considerations were reviewed for the property:

1. The current rent-geared-to-income (RGI) housing demand in Nipigon is strong, with a total of 67 applicant households on the RGI housing waitlist for bachelor to two-bedroom selections (single /senior).
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 one-bedroom units would be required in Nipigon to maintain a waitlist of 25% of current stock.

Based on these program considerations, the following options are considered for the Nipigon community:

1. Replace Destroyed Properties – 167 Greenmantle & 170 Wadsworth.

The destroyed properties were each four-bedroom family units located within residential neighbourhood settings. The neighbourhoods are family style streets, with multiple TBDSSAB units and private homeowner mix of exclusively single detached homes. The replacement of four-bedroom homes on either property would not align with the current and projected Nipigon housing targets and the demand for one-bedroom units.

2. Redevelop Properties – 167 Greenmantle & 170 Wadsworth.

The properties could be redeveloped into tri-plex buildings offering three one-bedroom fully accessible units. The current zoning of each property would support redevelopment of duplex or tri-plex units. Other multi-unit options could be considered but would require a rezoning process. The property known as 168 Wadsworth could be considered for a future shovel-ready project when funding became available, though would require some initial land development to make the project shovel-ready. These projects would enhance the density and be consistent with the housing target data and projections for Nipigon.

3. Sell all lands – 167 Greenmantle, 170 Wadsworth & 168 Wadsworth.

Each of the properties could be sold, and the proceeds held in the Capital Regeneration Reserve Fund for development of housing stock throughout the portfolio. Further information related to the sale of these properties is presented in Closed Session.

The best fit for the neighborhood has been considered along with the demand for units when determining the desired outcome for the properties.

Further Information Required

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

- Costs associated with development of a tri-plex or other options including consultant fees
- Cost B estimate for development on the 167 Greenmantle and 170 Wadsworth properties

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 visions of humanizing human services and providing safe, affordable, agency-supported housing.

FINANCIAL IMPLICATIONS

The financial implications will be presented to the Board in a subsequent report at the December 2025 meeting.

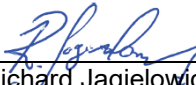

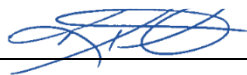
CONCLUSION

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

Administration is recommending engaging consultants to establish design drawings to develop the 170 Wadsworth property with a triplex containing three one-bedroom units that are fully accessible, along with a Class B cost estimate. Further, Administration recommends proceeding as directed in Closed Session.

REFERENCE MATERIALS

Attachment #1 [Nipigon Direct-Owned Housing Property Options Confidential – Closed Session Only](#)

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