

Temagami Regional Economic Development Corporation Housing Working Group Update



January 27, 2026

DNSSAB Housing Study - Temagami

Table 24: Demographic overview and projection for the Municipality of Temagami, 2016-2035

	Actual 2016	Actual 2021	Annual Change 2016-2021	Projected 2035	Annual Change 2021-2035
<i>Population</i>	805	870	1.6%	1,033	1.3%
<i>Households</i>	375	432	3.0%	571	2.3%

Table 25: Housing targets by affordability and number of bedrooms in 2035

	One Bedroom	Two Bedroom	Three Bedroom	Four- or more- Bedroom	Total	% of Stock
<i>Projected Demand</i>	52	145	202	172	571	-
<i>DNSSAB Stock</i>	17	9	5	-	31	5.4%
<i>Projected Net Stock</i>	35	136	197	172	540	94.6%
<i>RGI Units</i>	3	6	2	5	16	2.8%
<i>Affordable Rental</i>	15	13	5	5	38	6.7%
<i>Affordable Ownership</i>	-	-	4	6	10	1.7%
<i>Market Housing</i>	17	116	187	156	476	83.4%

Housing WG Objectives

Narrow Focus to be Successful




Develop Multi-Family Project – 48 units needed

- Target 20 units
- Young Families
- Seniors
- Year Around Workforce
- Sustain Temagami's Future

Inventory Short-Term Housing

- Seasonal Workers

Sites Evaluated

	Water/ Sewer Avail.	Road Access	Proximity to Town	Economical Building Site	Attractive Location
Lot by Health Center					
Baseball Field					
Property Across Highway 11 from School					
MNR Lot					
Busby Property					

Engaged B&A Northern Enterprises

Recommended by DNSSAB

Constructed Elders' Building on Bear Island

Significant Experience In:

- Project Management
- Securing Funding – Grants and Private Investment
- Construction

Located in Powassan/North Bay

B&A Northern Enterprises

Phase 1: Feasibility & Concept Development

- **Feasibility Report:** Summary of site conditions, housing needs, and development potential
- **Conceptual Site Layout:** Initial layout for a 10–20-unit modular apartment building, including access and infrastructure considerations
- **Class D Cost Estimate:** High-level breakdown of development costs including housing, site preparation, servicing, and soft costs
- **Servicing Options Memo:** Preliminary review of modular wastewater and potable water treatment solutions
- **Zoning & Bylaw Review Table:** Identification of applicable planning considerations and potential barriers
- **Stakeholder Summary Notes:** Capturing input from internal staff and TREDCO

Funding Opportunities

Build Canada Homes - BCH

National Housing Co-Investment Fund – CMCH

Community Enhancement Program – NOHFC

DNSSAB

- Temagami approved for possible funding
 - Dependent on how much funding DNSSAB receives
- Received DNSSAB agreement – not signed

Private Investment

Potential Design



Potential Design



