



City Council Agenda

Tuesday, July 15, 2025

Tom Davies Square

Mayor Paul Lefebvre, Chair

*REVISED

*1:00 p.m. Closed Session, Committee Room C-12 / Electronic Participation

2:00 p.m. Open Session, Council Chamber / Electronic Participation

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1. **Call to Order**

2. **Roll Call**

3. ***Closed Session**

Resolution to move to Closed Session to deal with one Litigation or Potential Litigation / Solicitor-Client Privilege item regarding a municipal roadway and one addendum to deal with one Security of Municipal Property item regarding property on Regional Road 24 in Lively in accordance with the Municipal Act, 2001, 239(2)(a), (e) and (f).

4. **Recess**

5. **Open Session**

6. **Moment of Silent Reflection**

7. **Roll Call**

8. **Declarations of Pecuniary Interest and the General Nature Thereof**

9. **Matters Arising from the Closed Session**

At this point in the meeting, the Chair of the Closed Session, will rise and report. Council will then consider any resolution(s) emanating from the Closed Session.

10. **Consent Agenda**

For the purpose of convenience and for expediting meetings, matters of business of repetitive or routine nature are included in the Consent Agenda, and all such matters of business contained in the Consent Agenda are voted on collectively.

A particular matter of business may be singled out from the Consent Agenda for debate or for a separate vote upon the request of any Councillor. In the case of a separate vote, the excluded matter of business is severed from the Consent Agenda, and only the remaining matters of business contained in the Consent Agenda are voted on collectively.

Each and every matter of business contained in the Consent Agenda is recorded separately in the minutes of the meeting.

10.1 **Matters Arising from Committees**

10.1.1 **Matters Arising from Planning Committee Meeting of July 14, 2025**

10.1.2 **Matters Arising from Finance and Administration Committee Meeting of July 15, 2025**

10.2 **Adoption of Minutes**

10.2.1	Finance and Administration Committee Minutes of May 20, 2025	21
10.2.2	Operations Committee Minutes of May 21, 2025	28
10.2.3	Community and Emergency Services Committee Minutes of May 21, 2025	32
10.2.4	Planning Committee Minutes of May 26, 2025	34
10.2.5	Special City Council Minutes of May 27, 2025	41
10.2.6	City Council Minutes of May 27, 2025	43
10.3	Routine Management Reports	
10.3.1	Appointment to the Downtown Sudbury Business Improvement Area (BIA) Board - July 2025 This report provides a recommendation regarding an appointment to the Downtown Sudbury Business Improvement Area (BIA) Board for the remainder of the term 2023-2026.	54
11.	Presentations	
11.1	Roadmap to End Homelessness Annual Report This report and presentation provides an update on the Roadmap to End Homelessness by 2030.	57
11.2	Housing Supply Strategy Update This report and presentation provides a recommendation regarding the Housing Supply Strategy and the adoption of a Terms of Reference for a governance model to review progress on implementing the Housing Supply Strategy.	132
12.	Managers' Reports	
12.1	Equity, Diversity and Inclusion Policy for Citizen Appointments This report provides a recommendation regarding the Equity, Diversity and Inclusion Policy for Citizen Appointments.	151
12.2	Wahnapitae Lagoon Rehabilitation This report provides a recommendation regarding the funding of the Wahnapitae Lagoon Rehabilitation project.	155
12.3	Downtown Sudbury – South District Development Potential This report provides recommendations regarding Council Resolution CC2025-45 directing staff to develop a report outlining recommendations and next steps for the development of Downtown Sudbury's South District.	160
12.4	Energy Optimization Project This report provides a recommendation regarding a potential energy	166

optimization project at two Greater Sudbury Housing Corporation properties.

12.5 Greater Sudbury Development Corporation Funding for March of Dimes

170

This report provides a recommendation regarding authorization of funding from the City of Greater Sudbury Community Development Corporation (operating as the Greater Sudbury Development Corporation, or GSDC).

13. By-laws

Draft by-laws are available for viewing a week prior to the meeting on the agenda.

Approved by-laws are available on the City's website:

<https://www.greatersudbury.ca/city-hall/by-laws/> after passage.

The following by-laws will be read and passed:

**13.1 By-laws 2025-124 to 2025-145
2025-124**

A By-law of the City of Greater Sudbury to Confirm the Proceedings of Council at its Special Meeting of June 24, 2025 and its Regular Meeting of July 15, 2025

2025-125

A By-law of the City of Greater Sudbury to Authorize a Transfer Payment Agreement with the Ministry of Housing, Infrastructure and Communities on behalf of the Government of Canada for Funding Under the Canada Housing Infrastructure Fund

City Council Resolution #CC2025-132

This by-law authorizes the General Manager of Growth and Infrastructure to enter into the Transfer Payment agreement with the Ministry of Housing, Infrastructure and Communities with respect to the Canada Housing Infrastructure Fund.

2025-126

A By-law of the City of Greater Sudbury to Authorize a Transfer Payment Agreement with the Canada Mortgage and Housing Corporation for Funding Under the Housing Accelerator Fund

City Council Resolution #CC2025-133

This by-law authorizes the General Manager of Growth and Infrastructure to enter into the Transfer Payment agreement with the Canada Mortgage and Housing Corporation with respect to the Housing Accelerator Fund.

2025-127

A By-law of the City of Greater Sudbury to Authorize the Payment of Grants

from the Healthy Community Initiative Fund, Various Wards

Community and Emergency Services Committee Resolution #CES2025-17

This by-law authorizes grants funded through the Healthy Community Initiative Fund for various Wards.

2025-128

A By-law of the City of Greater Sudbury to Close Part of Unopened Huron Road, Sudbury, Described as Part of PIN 73478-1259(LT), being Parts 7, 13, 15 and 16, Plan 53R-22214, City of Greater Sudbury

Planning Committee Resolution #PL2023-152

This by-law closes part of an unopened road to make the land available for sale.

2025-129

A By-law of the City of Greater Sudbury to Authorize the Sale of the Closed Part of Huron Road, Sudbury, Described as Part of PIN 73478-1259(LT), Parts 7, 13, 15 and 16, Plan 53R-22214, City of Greater Sudbury to 1973696 Ontario Ltd.

Planning Committee Resolution #PL2024-179

2025-130

A By-law of the City of Greater Sudbury to Authorize the Transfer by Way of Grant of 21 Edison Road, Falconbridge, Described PIN 73490-0047(LT) being part of Block B, Plan M-1039, Part 1 on Plan 53R-6601, City of Greater Sudbury to Nickel Centre Seniors Club

Planning Committee Resolution #PL2025-89

2025-131

A By-law of the City of Greater Sudbury to Amend By-law 2014-1 being a By-law of the City of Greater Sudbury Governing Procurement Policies and Procedures

This amending by-law reflects changes resulting from the recent reorganization and implements changes of a housekeeping nature.

2025-132

A By-law of the City of Greater Sudbury to Change the Name of Vanier Avenue, Sudbury on Plan M-1114 and Plan M-1115 to Manon Street, Sudbury

Planning Committee Resolution #PL2025-96

This by-law renames Vanier Avenue on Plan M-1114 and Plan M-1115 to Manon Street, Sudbury to avoid a duplicate street name with Vanier Lane in Sudbury and to better reflect accurate addressing for purposes as emergency response. The new name is consistent with the Street Naming and Numbering Policy.

2025-133

A By-Law of the City of Greater Sudbury to Amend By-Law 2016-16F being a By-Law of the City of Greater Sudbury Respecting the Payment of Expenses for Members of Council and Municipal Employees of the City of Greater Sudbury

Finance and Administration Committee Resolution #FA2025-25

This amending by-law reflects changes made to the reporting requirements for the expenses of Council Members.

2025-134

A By-law of the City of Greater Sudbury to Authorize Grants Under the Affordable Housing Community Improvement Plan

Finance and Administration Committee Resolution #FA2025-19

This by-law authorizes grants under the Affordable Housing Community Improvement Plan for 120 Fairview Avenue and authorizes the General Manager of Growth and Infrastructure Services to sign a grant agreement with the recipient of the grants.

2025-135

A By-law of the City of Greater Sudbury to Amend By-law 2015-114 being a By-law of the City of Greater Sudbury to Provide for the Municipal Housing Project Facilities and an Exemption from Taxation for Municipal and School Purposes for the Municipal Capital Facilities for Affordable Housing located on Various Properties owned by the Greater Sudbury Housing Corporation

This amending by-law updates the list of affected properties by adding 1179 Lorraine Street, Sudbury acquired by the Greater Sudbury Housing Corporation and authorizes an amendment to the Municipal Housing Project Facilities Agreement.

2025-136P

A By-law of the City of Greater Sudbury to Adopt Official Plan Amendment No.126 to the Official Plan for the City of Greater Sudbury

Planning Committee Resolution #PL2024-30

This by-law authorizes a site-specific exception under Section 5.2.2 of the City's Official Plan in order to facilitate the creation of one new rural lot within the Rural land use designation having frontage on Hydro Road – Nicole Doyon, 3891 Hydro Road, Hanmer.

2025-137P

A By-law of the City of Greater Sudbury to Adopt Official Plan Amendment No.143 to the Official Plan for the City of Greater Sudbury

Planning Committee Resolution #PL2025-84

This by-law authorizes a site-specific exemption to the policies of Section 7.0 Parks and Open Space to permit the expansion of the adjacent quarry - Fisher Wavy Inc., 1 Ceasar Road, Sudbury.

2025-138Z

A By-law of the City of Greater Sudbury to Amend By-law 2010-100Z being the Comprehensive Zoning By-law for the City of Greater Sudbury

Planning Committee Resolution #PL2025-85

This by-law rezones the subject lands to permit the expansion of the adjacent quarry - Fisher Wavy Inc., 1 Ceasar Road, Sudbury.

2025-139Z

A By-law of the City of Greater Sudbury to Amend By-law 2010-100Z being the Comprehensive Zoning By-law for the City of Greater Sudbury

Planning Committee Resolution #PL2025-02

This by-law rezones the subject lands from “R1-5”, Low Density Residential One, to “R3(109)” Medium Density Residential Special to permit the development of row dwelling units or street townhouse dwelling units - Dalron Construction Limited, 0 Rockwood Drive, Sudbury.

2025-140

A By-law of the City of Greater Sudbury to Amend By-law 2009-178 being a By-law of the City of Greater Sudbury to Set Out Interpretive Provisions Applying to All By-laws of the City of Greater Sudbury

This amending by-law reflects changes resulting from the recent reorganization.

2025-141

A By-law of the City of Greater Sudbury to Amend Various By-laws to Reflect Changes Resulting from an Organizational Restructuring

This amending by-law reflects changes resulting from the recent reorganization.

2025-142

A By-law of the City of Greater Sudbury to Amend By-law 2025-02 being a By-law of the City of Greater Sudbury to Establish Miscellaneous User Fees for Certain Services provided by the City of Greater Sudbury

This amending by-law reflects changes resulting from the recent reorganization.

2025-143

A By-law of the City of Greater Sudbury to Amend By-law 2023-04 being a By-law of the City of Greater Sudbury regarding Committees of Council and Advisory Panels

This amending by-law reflects changes resulting from the recent reorganization.

2025-144

A By-law of the City of Greater Sudbury to Amend By-law 2018-121 being a By-law of the City of Greater Sudbury Respecting the Appointment of Officials of the City

This amending by-law reflects title changes resulting from the recent reorganization.

2025-145

A By-law of the City of Greater Sudbury Respecting the Delegation of Authority to Various Employees of the City

This by-law replaces By-law 2017-5 to reflect changes arising from the recent reorganization.

14. Members' Motions

14.1 Transitional Tiny Home Project Business Case Request

As presented by Councillor Leduc:

WHEREAS on May 28th, 2024, the City of Greater Sudbury adopted the Roadmap to End Homelessness by 2030 as the official plan to prevent, address and end homelessness in the City of Greater Sudbury;

AND WHEREAS the recommendations outlined in the Roadmap to End Homelessness by 2030 require significant capital and operational funding contributions from all three levels of government;

AND WHEREAS despite the adoption of the Roadmap, homelessness levels in the City of Greater Sudbury continue to rise and our current shelter services cannot meet the needs in our community;

AND WHEREAS some other communities have created transitional tiny home projects with wrap around services to address immediate needs for the homeless populations;

THEREFORE BE IT RESOLVED that the City of Greater Sudbury directs staff to present a business case for Council's consideration during the 2026-2027 budget deliberations, outlining a plan with costs for the creation of a transitional tiny home project on City owned lands to be recommended by staff, in conformity with applicable legislation such as the Building Code, Planning Act, etc., to include basic amenities inside the units, as well as communal washrooms with showers, and that staff outline an advocacy plan to secure support from other agencies and upper levels of government for wrap around services.

14.2 Request for Land Acknowledgement at City Council Meetings

Presented by Mayor Lefebvre:

WHEREAS the City of Greater Sudbury is located on the Traditional lands of the Atikameksheng Anishnawbek and Wahnapiatae First Nation;

AND WHEREAS the City of Greater Sudbury, as part of our ongoing reconciliation efforts, wishes to recognize the contributions of the Anishnaabe, Metis, Inuit and other Indigenous people to the land and community which we all share;

THEREFORE BE IT RESOLVED that staff be directed to present an amendment to the City of Greater Sudbury's Procedure Bylaw to include a land acknowledgment at the commencement of City Council meetings.

15. Correspondence for Information Only

15.1 2025 Q2 Report of Council and Committee Meeting Attendance

173

This report provides information regarding Council member attendance at City Council and Committee meetings for the second quarter of 2025.

16. Addendum

17. Civic Petitions

18. Question Period

19. Adjournment

le mardi 15 juillet 2025

Place Tom Davies

Maire Paul Lefebvre, Président

*RÉVISÉ

*13 h 00 Séance à huis clos, Salle de réunion C-12 / participation électronique

14 h 00 Séance publique, Salle du Conseil / participation électronique

Les réunions du Conseil et des comités de la Ville du Grand Sudbury sont accessibles. Elles ont généralement lieu dans la Salle du Conseil de la Place Tom Davies, à moins d'avis contraire dans l'ordre du jour. Certaines d'entre elles sont diffusées par Eastlink, à sa discrétion. Sauf les réunions à huis clos, qui se déroulent conformément à la *Loi de 2001 sur les municipalités*, les réunions sont ouvertes au public qui peut y assister en personne. Si possible, elles sont diffusées en continu en direct et le public peut en visionner les enregistrements sur le site web de la Ville au <https://www.grandsudbury.ca/ordresdujour>.

Sachez que si vous faites une présentation, si vous prenez la parole ou si vous vous présentez sur les lieux d'une réunion pendant qu'elle a lieu, vous, vos commentaires ou votre présentation pourriez être enregistrés et diffusés.

En présentant des renseignements, y compris des renseignements imprimés ou électroniques, au Conseil municipal ou à un de ses comités, vous indiquez que vous avez obtenu le consentement des personnes dont les renseignements personnels sont inclus aux renseignements à communiquer au public.

Vos renseignements sont recueillis aux fins de prise de décisions éclairées et de transparence du Conseil municipal en vertu de diverses lois municipales et divers règlements municipaux, et conformément à la Loi de 2001 sur les municipalités, à la Loi sur l'aménagement du territoire, à la Loi sur l'accès à l'information municipale et la protection de la vie privée et au Règlement de procédure de la Ville du Grand Sudbury.

Pour obtenir plus de renseignements au sujet de l'accessibilité, de la consignation de vos renseignements personnels ou de la diffusion en continu en direct, veuillez communiquer avec le Bureau de la greffière municipale en composant le 3-1-1 ou en envoyant un courriel à l'adresse clerks@grandsudbury.ca.

1. **Ouverture**

2. **Appel nominal**

3. ***Séance à huis clos**

Résolution de séance à huis clos pour délibérer sur une question de litige ou de litige possible/de secret professionnel de l'avocat concernant une route municipal et un addenda relatif à une question de sécurité des biens municipaux concernant une propriété sur le chemin municipal 24 à Lively, conformément à la Loi de 2001 sur les municipalités, alinéas 239 (2) a), e) et f).

4. **Suspension de la séance**

5. **Séance publique**

6. **Moment de silence**

7. **Appel nominal**

8. **Déclaration d'intérêts pécuniaires et leur nature générales**

9. **Questions découlant de la séance à huis clos**

À ce point de la réunion, la présidente ou le président de la séance à huis clos fera un compte rendu. Le Conseil municipal considérera alors toute résolution émanant de la séance à huis clos.

10. **Ordre du jour des résolutions**

Par souci de commodité et pour accélérer le déroulement des réunions, les questions d'affaires répétitives ou routinières sont incluses à l'ordre du jour des résolutions, et on vote collectivement pour toutes les questions de ce genre.

À la demande d'un conseiller, on pourra traiter isolément d'une question d'affaires de l'ordre du jour des résolutions par voie de débat ou par vote séparé. Dans le cas d'un vote séparé, la question d'affaires isolée est retirée de l'ordre du jour des résolutions et on ne vote collectivement qu'au sujet des questions à l'ordre du jour des résolutions.

Toutes les questions d'affaires à l'ordre du jour des résolutions sont inscrites séparément au procès-verbal de la réunion.

10.1 **Questions découlant de la réunion des comités**

10.1.1 **Questions découlant de la réunion du comité de la planification du 14 juillet 2025**

10.1.2 **Questions découlant de la réunion du comité des finances et de l'administration du 15 juillet 2025**

10.2	Adoption du procès verbaux	
10.2.1	Procès Verbal du 20 mai 2025 Comité des finances et de l'administration	21
10.2.2	Procès Verbal du 21 mai 2025 comité des opérations	28
10.2.3	Procès Verbal du 21 mai 2025 Comité des services communautaires et d'urgence	32
10.2.4	Procès Verbal du 26 mai 2025 Comité de planification	34
10.2.5	Procès Verbal du 27 mai 2025 Réunion extraordinaire du Conseil municipal	41
10.2.6	Procès Verbal du 27 mai 2025 Conseil municipal	43
10.3	Rapports de gestion courants	
10.3.1	Nomination au Conseil du Secteur d'aménagement commercial du centre-ville de Sudbury – juillet 2025 Dans ce rapport, on formule une recommandation concernant une nomination au Conseil du Secteur d'aménagement commercial du centre-ville de Sudbury pour le reste du mandat 2023-2026.	54
11.	Présentations	
11.1	Nouvelles de la Feuille de route pour mettre fin à l'itinérance – T2 2025 Ce rapport et cette présentation fait le point sur la Feuille de route pour mettre fin à l'itinérance d'ici 2030.	57
11.2	Nouvelles de la Stratégie pour assurer l'offre de logements Ce rapport et cette présentation contiennent une recommandation concernant la Stratégie pour assurer l'offre de logements et l'adoption de paramètres pour un modèle de gouvernance afin de passer en revue l'avancement de la mise en œuvre de cette stratégie.	132
12.	Rapports des gestionnaires	
12.1	Politique d'équité, de diversité et d'inclusion concernant les nominations de citoyennes et citoyens Dans ce rapport, on formule une recommandation concernant la Politique d'équité, de diversité et d'inclusion concernant les nominations de citoyennes et citoyens.	151
12.2	Réhabilitation de l'étang de traitement de Wahnapiatae Dans ce rapport, on formule une recommandation concernant le financement du projet d'étang de traitement de Wahnapiatae.	155
12.3	Centre-ville de Sudbury – Potentiel de développement du district sud Dans ce rapport, on formule des recommandations concernant la résolution	160

CC2025-45 du Conseil enjoignant au personnel de préparer un rapport énonçant les recommandations et les prochaines étapes ayant trait au développement du district sud du centre-ville de Sudbury.

12.4 Projet d'optimisation de l'énergie 166

Dans ce rapport, on formule une recommandation concernant un possible projet d'optimisation de l'énergie pour deux propriétés de la Société de logement du Grand Sudbury.

12.5 Financement de la Société de développement du Grand Sudbury à la Marche des dix sous 170

Dans ce rapport, on formule une recommandation concernant l'autorisation du financement de la Société de développement communautaire du Grand Sudbury (exerçant ses activités sous le nom de Société de développement du Grand Sudbury [SDGS]).

13. Règlements

La version provisoire des règlements municipaux sera disponible pour consultation une semaine avant la réunion prévue à l'ordre du jour. Après leur adoption, les règlements approuvés sont affichés sur le site de la municipalité au <https://www.grandsudbury.ca/hotel-de-ville/reglements-municipaux/>.

Les règlements suivants seront lus et adoptés:

13.1 Règlement 2025-124 à 2025-145
2025-124

Un règlement de la Ville du Grand Sudbury confirmant les délibérations du Conseil municipal lors de sa réunion extraordinaire tenue le 24 juin 2025, ainsi que de sa réunion ordinaire tenue le 15 juillet 2025

2025-125

Un règlement de la Ville du Grand Sudbury visant à autoriser une entente de paiement de transfert avec le ministère du Logement et de l'Infrastructure pour le gouvernement du Canada à des fins de financement aux termes du Fonds canadien pour les infrastructures liées au logement

Résolution numéro CC2025-132 du Conseil municipal

Ce règlement autorise le directeur général de la Croissance et de l'infrastructure à conclure une entente de paiement de transfert avec le ministère du Logement et de l'Infrastructure relativement au Fonds canadien pour les infrastructures liées au logement.

2025-126

Un règlement de la Ville du Grand Sudbury visant à autoriser une entente de paiement de transfert avec la Société canadienne d'hypothèques et de

logement à des fins de financement aux termes du Fonds pour accélérer la construction de logements (FACL)

Résolution numéro CC2025-133 du Conseil municipal

Ce règlement autorise le directeur général de la Croissance et de l'infrastructure à conclure une entente de paiement de transfert avec la Société canadienne d'hypothèques et de logement relativement au Fonds pour accélérer la construction de logements (FACL).

2025-127

Un règlement de la Ville du Grand Sudbury autorisant le paiement des subventions provenant du fonds de l'initiative communauté en santé, divers quartiers

Résolution numéro CES2025-17 du Comité des services communautaires et d'urgence

Ce règlement autorise des subventions financée par l'entremise du fonds de l'initiative communauté en santé pour divers quartiers.

2025-128

Un règlement de la Ville du Grand Sudbury fermant une partie de la rue Huron à Sudbury, non ouverte, décrite comme une partie du NIP 73478-1259 (titre de bienfonds), étant les parties 7, 13, 15 et 16 du plan 53R-22214, Ville du Grand Sudbury

Résolution numéro PL2023-152 du Comité de planification

Ce règlement municipal ferme une partie d'une route non ouverte pour rendre ces terres vendables.

2025-129

Un règlement de la Ville du Grand Sudbury autorisant la vente de la partie fermée du chemin Huron à Sudbury, décrite comme une partie du NIP 73478-1259 (titre de bienfonds), étant les parties 7, 13, 15 et 16 du plan 53R-22214, Ville du Grand Sudbury, à 1973696 Ontario Ltd.

Résolution numéro PL2024-179 du Comité de planification

2025-130

Un règlement de la Ville du Grand Sudbury autorisant le transfert sous forme d'octroi de 21, chemin Edison, à Falconbridge, décrits comme NIP 73490-0047 (titre de bienfonds), étant une partie du bloc B du plan M-1039, partie 1 du plan 53R-6601, Ville du Grand Sudbury, à Nickel Centre Seniors Club

Résolution numéro PL2025-89 du Comité de planification

2025-131

Un règlement de la Ville du Grand Sudbury visant à modifier le règlement 2014-1, soit un règlement de la municipalité régissant les politiques et procédures relatives à l'approvisionnement

Ce règlement municipal modificatif reflète les changements découlant de la récente reorganization et met en oeuvre des changements d'ordre administratif.

2025-132

Un règlement de la Ville du Grand Sudbury visant à changer le nom de l'avenue Vanier, Sudbury à la rue Manon, Sudbury sur le plan M-1114 et le plan M-1115

Résolution numéro PL2025-96 du Comité de planification

Ce règlement municipal change le nom de l'avenue Vanier pour la rue Manon, Sudbury sur le plan M-1114 et le plan M-1115 afin d'éviter un nom de rue en double (la ruelle Vanier à Sudbury) et de mieux refléter l'adressage à des fins d'intervention d'urgence. Le nouveau nom est conforme à la Politique sur la désignation et la numérotation des rues.

2025-133

Un règlement de la Ville du Grand Sudbury modifiant le règlement 2016-16F étant un règlement de la Ville du Grand Sudbury concernant le paiement des dépenses des membres du Conseil et des employés municipaux de la Ville du Grand Sudbury

Résolution numéro FA2025-25 du Comité des finances et de l'administration

Ce règlement modificatif reflète les changements apportés aux exigences de déclaration des dépenses des membres du Conseil.

2025-134

Un règlement de la Ville du Grand Sudbury visant à autoriser des subventions conformément au Plan d'améliorations communautaires pour le logement abordable

Résolution numéro FA2025-19 du Comité des finances et de l'administration

Ce règlement municipal autorise des subventions conformément au Plan d'améliorations communautaires pour le 120, avenue Fairview logement abordable et il permet au directeur général des Services de la croissance et

de l'infrastructure de signer des accords de subvention avec les bénéficiaires d'une subvention.

2025-135

Un règlement de la Ville du Grand Sudbury visant à modifier le Règlement 2015-114, soit un règlement de la municipalité visant à prendre des mesures concernant les installations d'ensembles domiciliaires municipaux et une exonération d'impôt à des fins municipales et scolaires pour les immobilisations municipales pour les logements abordables se trouvant sur des propriétés appartenant à la Société de logement du Grand Sudbury

Ce règlement municipal modificatif met à jour la liste des propriétés touchées en y ajoutant le 1179, rue Lorraine, Sudbury, acquis par la Société de logement du Grand Sudbury, et autorise une modification à la Convention municipale sur les installations de projets de logement.

2025-136P

Un règlement de la Ville du Grand Sudbury adoptant la modification no 126 du Plan officiel de la Ville du Grand Sudbury

Résolution numéro PL2024-30 du Comité de planification

Modifier le Plan officiel de la Ville du Grand Sudbury en prévoyant une dérogation propre au site à la section 5.2.2 afin de permettre la création d'un nouveau lot rural dans la désignation rurale, ayant façade sur le chemin Hydro – Nicole Doyon, 3891, chemin Hydro, Hanmer.

2025-137P

Un règlement de la Ville du Grand Sudbury adoptant la modification no 143 du Plan officiel de la Ville du Grand Sudbury

Résolution numéro PL2025-84 du Comité de planification

Ce règlement autorise une dérogation spécifique au site aux politiques de la section 7.0 (parcs et espaces ouverts) afin de permettre l'expansion d'une carrière adjacente – Fisher Wavy Inc., 1, chemin Ceasar, Sudbury.

2025-138Z

Un règlement de la Ville du Grand Sudbury modifiant le règlement municipal 2010-100Z étant le règlement général de zonage de la Ville du Grand Sudbury

Résolution numéro PL2025-85 du Comité de planification

Ce règlement municipal change le zonage des terrains visés afin de permettre

l'expansion d'une carrière adjacente – Fisher Wavy Inc., 1, chemin Ceasar, Sudbury.

2025-139Z

Un règlement de la Ville du Grand Sudbury modifiant le règlement municipal 2010-100Z étant le règlement général de zonage de la Ville du Grand Sudbury

Résolution numéro PL2025-02 du Comité de planification

Ce règlement municipal change le zonage des terrains visés de « R1-5 », zone résidentielle 1 à faible densité, à « R3(109) », zone résidentielle à densité moyenne (spécial), afin de permettre l'aménagement d'habitations en rangée ou de maisons en rangée sur rue – Dalron Construction Limited, 0, promenade Rockwood, Sudbury.

2025-140

Un règlement de la Ville du Grand Sudbury modifiant le règlement 2009-178, soit un règlement de la Ville du Grand Sudbury afin d'énoncer les dispositions interprétatives applicables à tous les règlements municipaux

Ce règlement municipal modificatif reflète les changements découlant de la récente réorganisation.

2025-141

Un règlement de la Ville du Grand Sudbury visant à modifier divers règlements municipaux afin de refléter les changements découlant d'une restructuration organisationnelle

Ce règlement municipal modificatif reflète les changements découlant de la récente réorganisation.

2025-142

Un règlement de la Ville du Grand Sudbury modifiant le règlement municipal 2025-02 étant un règlement de la Ville du Grand Sudbury établissant divers frais d'utilisation pour certains services fournis par la Ville du Grand Sudbury

Ce règlement municipal modificatif reflète les changements découlant de la récente réorganisation.

2025-143

Un règlement de la Ville du Grand Sudbury modifiant le règlement municipal 2023-04 étant un règlement de la Ville du Grand Sudbury concernant les comités du Conseil et les groupes consultatifs

Ce règlement municipal modificatif reflète les changements découlant de la récente réorganisation.

2025-144

Un règlement de la Ville du Grand Sudbury modifiant le règlement municipal 2018-121 étant un règlement de la Ville du Grand Sudbury sur la nomination d'officiels de la Ville du Grand Sudbury

Ce règlement municipal modificatif reflète les changements découlant de la récente réorganisation.

2025-145

Un règlement de la Ville du Grand Sudbury visant la délégation de l'autorité à divers représentants de la Ville

Ce règlement municipal remplace le règlement municipal 2017-5 pour refléter des changements découlant de la récente réorganisation.

14. Motions des membres

14.1 Demande d'un dossier d'analyse pour le projet de minimaisons de transition

Tel que présenté par le conseiller Leduc :

ATTENDU QUE le 28 mai 2024, le Conseil du Grand Sudbury a adopté la Feuille de route pour mettre fin à l'itinérance d'ici 2030 en tant que plan officiel afin de prévenir l'itinérance au Grand Sudbury, de s'y attaquer et d'y mettre fin.

ATTENDU QUE les recommandations indiquées dans la Feuille de route pour mettre fin à l'itinérance d'ici 2030 nécessitent une importante contribution au titre du financement des immobilisations et de fonctionnement des trois ordres de gouvernement.

ATTENDU QUE malgré l'adoption de la Feuille de route, le nombre d'itinérantes et d'itinérants au Grand Sudbury continue d'augmenter et que les services d'hébergement actuels sont insuffisants pour répondre aux besoins de notre communauté.

ATTENDU QUE d'autres communautés ont mis sur pied des projets de minimaisons de transition avec services complémentaires pour répondre aux besoins immédiats des personnes itinérantes.

PAR CONSÉQUENT, IL EST RÉSOLU QUE la Ville du Grand Sudbury enjoigne au personnel de présenter un dossier d'analyse pour étude par le Conseil durant les délibérations budgétaires 2026-2027, qui présente un plan chiffré pour la création d'un projet de minimaisons de transition sur des terrains municipaux qui sera recommandé par le personnel, conformément

aux lois applicables telles que le Code du bâtiment, la *Loi sur l'aménagement du territoire*, etc. On y trouvera des commodités de base dans chaque logement ainsi que des toilettes communes avec douches. Il est également résolu que le personnel indique un plan de sensibilisation visant à obtenir le soutien d'autres organismes et des ordres supérieurs de gouvernement pour les services complémentaires.

14.2 Demande de reconnaissance du territoire aux réunions du Conseil municipal

Tel que présenté par maire Lefebvre :

ATTENDU QUE la Ville du Grand Sudbury se trouve sur les terres ancestrales de la Première Nation anichinabée Atikameksheng et de la Première Nation de Wahnapiatae.

ATTENDU QUE dans le cadre des efforts en cours de réconciliation, la Ville du Grand Sudbury veut reconnaître les contributions des Anichinabés, des Métis, des Inuits et des autres Autochtones au territoire et à la collectivité que nous partageons tous.

PAR CONSÉQUENT, IL EST RÉSOLU QUE l'on enjoigne au personnel de présenter une modification au Règlement de procédure de la Ville du Grand Sudbury afin qu'il y ait une reconnaissance du territoire au début des réunions du Conseil municipal.

15. Correspondence à titre de renseignements seulement

15.1 Compte rendu des présences aux réunions du Conseil et des comités (T2 2025)

173

Dans ce rapport, on fournit des renseignements sur les présences des membres aux réunions du Conseil municipal et des comités durant le deuxième trimestre de 2025.

16. Addenda

17. Pétitions civiques

18. Période de questions

19. Levée de la séance

Minutes

For the Finance and Administration Committee Meeting

May 20, 2025
Tom Davies Square

Present (Mayor and Councillors)	Councillor Signoretti, Councillor Benoit, Councillor Brabant, Councillor Fortin, Councillor Parent, Councillor Lapierre, Councillor Labbee, Councillor Sizer, Councillor McIntosh, Councillor Cormier, Councillor Leduc, Councillor Landry-Altmann, Mayor Lefebvre
City Officials	Shari Lichterman, Chief Administrative Officer, Kevin Fowke, General Manager of Corporate Services, Joe Rocca, General Manager of Growth and Infrastructure, Terra Posadowski, Director of Communication and Community Engagement, Meredith Armstrong, Director of Economic Development, Liisa Lenz, Director of Finance/Chief Financial Officer , Renee Brownlee, Director of Environmental Services, Jeff Pafford, Director of Leisure Services, Kris Longston, Director of Planning Services, Nathan Melin, Deputy Fire Chief, Keith Crigger, Manager of Investment and Business Development, Cindi Briscoe, Manager of Housing Services, Melissa Riou, Senior Planner, Eric Labelle, City Solicitor and Clerk, Kelly Gravelle, Deputy City Solicitor, Ron Foster, Auditor General, Dawn Noel de Tilly, Chief of Staff, Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk, Regina Sgueglia, Clerk's Services Assistant, Cassandra Pierobon, Clerk's Services Assistant

Councillor McIntosh, In the Chair

1. Call to Order

The meeting commenced at 4:00 p.m.

2. Roll Call

A roll call was conducted prior to the commencement of moving into closed session.

3. Closed Session

The following resolution was presented:

FA2025-18

Moved By Councillor McIntosh

Seconded By Councillor Cormier

THAT the City of Greater Sudbury moves to Closed Session to deal with two Position, Plan or Instruction to be Applied to Negotiations items regarding the Event Centre and one Litigation or Potential Litigation item regarding an Assessment Review Board matter in accordance with the *Municipal Act, 2001*, par. 239(2)(e) and (k).

Rules of Procedure

Councillor Landry-Altmann moved to amend the resolution.

The following amendment was presented:

FA2025-18-A1

Moved By Councillor Landry-Altmann

Seconded By Councillor Leduc

THAT the resolution be amended to include the following:

"AND one solicitor/client privileged item regarding a construction project in accordance with the Municipal Act, 2001, subparagraph 239(2)(f)"

CARRIED

The following main resolution as amended was presented:

FA2025-18

Moved By Councillor McIntosh

Seconded By Councillor Cormier

As Amended:

THAT the City of Greater Sudbury moves to Closed Session to deal with two Position, Plan or Instruction to be Applied to Negotiations items regarding the Event Centre and one Litigation or Potential Litigation item regarding an Assessment Review Board matter in accordance with the *Municipal Act, 2001*, par. 239(2)(e) and (k);

AND one solicitor/client privileged item regarding a construction project in accordance with the Municipal Act, 2001, subparagraph 239(2)(f).

CARRIED

At 4:02 p.m., the Finance and Administration Committee moved into Closed Session.

4. Recess

At 6:04 p.m., the Finance and Administration Committee recessed.

5. Open Session

At 6:37 p.m., the Finance and Administration Committee commenced the Open Session.

6. Roll Call

A roll call was conducted.

7. Declarations of Pecuniary Interest and the General Nature Thereof

None declared.

8. Matters Arising from the Closed Session

Councillor Cormier, as Chair of the Closed Session, reported that the Committee met in Closed Session to deal with two Position, Plan or Instruction to be Applied to Negotiations items regarding the Event Centre, one Litigation or Potential Litigation item regarding an Assessment Review Board matter and one solicitor/client privileged item regarding a construction project in accordance with the *Municipal Act, 2001*, par. 239(2)(e), (f) and (k). One direction was given to staff concerning the first matter in question.

9. Managers' Reports

9.1 Affordable Housing Community Improvement Plan Application – Sudbury Peace Tower Housing Inc.

The following resolution was presented:

FA2025-19

Moved By Councillor Cormier

Seconded By Councillor Leduc

THAT The City of Greater Sudbury approves the Affordable Housing Community Improvement Plan application for Sudbury Peace Tower Housing Inc. at 120 Fairview Avenue and directs staff to prepare a by-law to enter into the required agreement, as outlined in the report entitled “Affordable Housing Community Improvement Plan Application – Sudbury Peace Tower Housing Inc.”, from the General Manager of Growth and Infrastructure, presented at the Finance and Administration Committee Meeting of May 20, 2025.

CARRIED

9.2 Employment Land Community Improvement Plan Application - 38 Westhill Court

The following resolution was presented:

FA2025-20

Moved By Councillor Signoretti
Seconded By Councillor Benoit

THAT The City of Greater Sudbury approves the Employment Land Community Improvement Plan application for 38 Westhill Court and directs staff to prepare a by-law to authorize staff to enter into the required agreements, as outlined in the report entitled "Employment Land Community Improvement Plan Application - 38 Westhill Court", presented at the Finance and Administration Committee Meeting of May 20, 2025.

CARRIED

9.3 Blue Box Transition Update

The following resolution was presented:

FA2025-21

Moved By Councillor Parent
Seconded By Councillor Lapierre

THAT the City of Greater Sudbury directs staff to prepare a business case for consideration during the 2026 budget process to subsidize the yellow box non-residential recycling program at a modified collection service level as outlined in the report entitled "Blue Box Transition Update" from the General Manager of Growth and Infrastructure presented at the Finance and Administration Committee meeting on May 20, 2025.

CARRIED

9.4 Northern Ontario Heritage Fund Corporation (NOHFC) Community Enhancement Program

The following resolution was presented:

FA2025-22

Moved By Councillor Sizer
Seconded By Councillor Labbee

THAT the City of Greater Sudbury approves the application to the Northern Ontario Heritage Fund Corporation Community Enhancement Program for the Arena Enhancement project for the funding amount of \$538,674 under the following terms:

- That the City of Greater Sudbury commits funding the project in the amount of \$538,674 as previously approved through the 2024-2027 capital program; and
- That the City of Greater Sudbury commits to cover any project cost overruns should they occur; and

- That the General Manager of Community Development be authorized to enter into an agreement with NOHFC regarding the Arena Enhancement project;

as outlined in the report entitled “Northern Ontario Heritage Fund Corporation (NOHFC) Community Enhancement Program” from the General Manager of Community Development, presented at the Finance and Administration Committee meeting on May 20, 2025.

CARRIED

The following resolution was presented:

FA2025-23

Moved By Councillor Signoretti

Seconded By Councillor Benoit

THAT the City of Greater Sudbury approves the application to the Northern Ontario Heritage Fund Corporation Community Enhancement Program for the Playground Revitalization project for the funding amount of \$829,000 under the following terms:

- That the City of Greater Sudbury commits to funding the project in the amount of \$729,000 as previously approved through the 2024-2027 capital program and remaining \$100,000 previously committed by United Way Centraide North East Ontario; and
- That the City of Greater Sudbury commits to cover any project cost overruns should they occur; and
- That the General Manager of Community Development be authorized to enter into an agreement with NOHFC regarding the Playground Revitalization project;

as outlined in the report entitled “Northern Ontario Heritage Fund Corporation (NOHFC) Community Enhancement Program” from the General Manager of Community Development, presented at the Finance and Administration Committee meeting on May 20, 2025.

CARRIED

10. Members' Motions

10.1 Request for Review of Annual Grants

The following resolution was presented:

FA2025-24

Moved By Councillor McIntosh

Seconded By Councillor Sizer

WHEREAS the City of Greater Sudbury provides annual grants to community groups and organizations, which in 2025 totals \$663,191;

AND WHEREAS annual grants provided to community groups are not a common service provided by other municipalities;

AND WHEREAS the grant allocation is not based on any fair or equitable basis or process, and in some cases, is based on historical practice, with some recipients pre-dating municipal amalgamation;

AND WHEREAS the annual grant allocation is not consistent with the approach taken for other grants administered by the City of Greater Sudbury, such as the Arts and Culture Grant Program;

AND WHEREAS the annual grants were not initially approved based on alignment with City strategies and policies;

THEREFORE BE IT RESOLVED that the City of Greater Sudbury directs staff to present a report to the Finance and Administration Committee by October of 2025, with recommendations to revise the annual grant program to align with other grant program application approaches and to develop a fair and equitable grant application process with criteria that align with the City's strategic goals and policies.

CARRIED

11. Correspondence for Information Only

11.1 2024 Investment Report

For Information Only.

11.2 2025 Annual Repayment Limit

For Information Only.

11.3 Payment-In-Lieu of Parkland (Parks Reserve Fund) Treasurers Annual Financial Statement as of December 31, 2024

For Information Only.

11.4 Section 391 Charges as of December 31, 2024

For Information Only.

12. Addendum

No Addendum was presented.

13. Civic Petitions

No Petitions were submitted.

14. Question Period

Please visit: <https://www.greatersudbury.ca/agendas> to view questions asked.

15. Adjournment

Councillor McIntosh moved to adjourn the meeting. Time: 7:45 p.m.

CARRIED

Minutes

For the Operations Committee Meeting

May 21, 2025
Tom Davies Square

Present (Mayor and Councillors) Councillor Signoretti, Councillor Brabant, Councillor Fortin, Councillor Parent, Councillor Sizer, Councillor Landry-Altmann

Absent Councillor Leduc

City Officials Joe Rocca, General Manager of Growth and Infrastructure, Dan Thibeault, Director of Linear Infrastructure, David Knutson, Manager of Traffic and Transportation, Tony De Silva, Roads Operations Engineer, Christine Hodgins, Deputy City Clerk, Regina Sgueglia, Clerk's Services Assistant, Cassandra Pierobon, Clerk's Services Assistant

Councillor Signoretti, In the Chair

1. Call to Order

The meeting commenced at 2:00 p.m.

2. Roll Call

A roll call was conducted.

3. Declarations of Pecuniary Interest and the General Nature Thereof

None declared.

4. Managers' Reports

4.1 M.R. 80 Corridor Study Review - Desmarais Road to Notre Dame Avenue

The following resolution was presented:

OP2025-07

Moved By Councillor Parent

Seconded By Councillor Fortin

THAT the City of Greater Sudbury implements a pedestrian crossover at the right turn channel from Desmarais Road to M.R. 80 as outlined in the report entitled "M.R. 80 Corridor Study Review – Desmarais Road to Notre

Dame Avenue”, from the General Manager of Growth and Infrastructure, presented at the Operations Committee on May 21, 2025;

AND THAT the City of Greater Sudbury directs staff to prepare a by-law to amend Traffic and Parking By-Law 2010-1 to implement the recommended changes.

CARRIED

The following resolution was presented:

OP2025-08

Moved By Councillor Sizer

Seconded By Councillor Brabant

THAT the City of Greater Sudbury reduces the speed limit on M.R. 80 from Frost Avenue to Gatién Avenue to 70km/h as outlined in the report entitled “M.R. 80 Corridor Study Review – Desmarais Road to Notre Dame Avenue”, from the General Manager of Growth and Infrastructure, presented at the Operations Committee on May 21, 2025;

AND THAT the City of Greater Sudbury directs staff to prepare a by-law to amend Traffic and Parking By-Law 2010-1 to implement the recommended changes.

CARRIED

The following resolution was presented:

OP2025-09

Moved By Councillor Parent

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury reduces the speed limit on M.R. 80 from Gatién Avenue to 60 metres west of Glenn Street to 60 km/h, as outlined in the report entitled “M.R. 80 Corridor Study Review – Desmarais Road to Notre Dame Avenue”, from the General Manager of Growth and Infrastructure, presented at the Operations Committee on May 21, 2025;

AND THAT the City of Greater Sudbury directs staff to prepare a by-law to amend Traffic and Parking By-Law 2010-1 to implement the recommended changes.

CARRIED

4.2 Road Safety Projects 2025 – Updated Report

The following resolution was presented:

OP2025-10

Moved By Councillor Fortin

Seconded By Councillor Brabant

THAT the City of Greater Sudbury approves the updated 2025 Road Safety project list as outlined in the report entitled "Road Safety Projects 2025 – Updated Report", from the General Manager of Growth and Infrastructure, presented at the Operations Committee meeting on May 21, 2025.

CARRIED

5. Members' Motions

5.1 Request for Pilot Project to Enhance Snow Removal in Cul-de-Sacs

The following resolution was presented:

OP2025-11

Moved By Councillor Sizer

Seconded By Councillor Brabant

WHEREAS snow removal in cul-de-sacs can present unique challenges due to their circular design, limited space for snow storage, and limited space to maneuver large plows;

AND WHEREAS the clearing of cul-de-sacs is performed in steps, with the snowplow initially opening up the roadway and then subsequently cleaned up by a 4 X 4 truck or loader, equipped with a plow;

AND WHEREAS, depending on the size of the cul-de-sac, these steps can lead to the extension of snowbanks into the roadway;

THEREFORE BE IT RESOLVED that the City of Greater Sudbury directs staff to present a report to the Operations Committee by October of 2025, outlining a potential pilot project for the 2025/2026 winter season to enhance the clearing of snow in cul-de-sacs between winter events, including a criteria to be used to evaluate and identify when additional maintenance is required and identifying cul-de-sacs to be included in the pilot project, to be funded from the winter control reserve.

DEFEATED

6. Correspondence for Information Only

6.1 Ash Tree Removal and New Tree Replanting Project Update - 2025

For Information Only.

6.2 Winter Control Update – March 2025

For Information Only.

7. Addendum

No Addendum was presented.

8. Civic Petitions

No Petitions were submitted.

9. Question Period

Please visit: <https://www.greatersudbury.ca/agendas> to view questions asked.

10. Adjournment

Councillor Sizer moved to adjourn the meeting. Time: 2:46 p.m.

CARRIED

Minutes

For the Community and Emergency Services Committee Meeting

May 21, 2025
Tom Davies Square

Present (Mayor and Councillors)	Councillor Fortin, Councillor Parent, Councillor Lapierre, Councillor Labbee, Councillor Sizer, Councillor McIntosh
City Officials	Brendan Adair, Acting General Manager of Community Development , Joseph Nicholls, General Manager of Community Safety, Tyler Campbell, Director of Children and Social Services, Aaron Archibald, Director of Long Term Care Services, Paul Kadwell, Deputy Fire Chief of Paramedic , Nathan Melin, Deputy Fire Chief, Gail Spencer, Manager of Housing Stability & Home Community Development, Julie Ward, Commander of Community Paramedicine, Yvonne Morelli, Commander of Professional Standards, Christine Hodgins, Deputy City Clerk, Regina Sgueglia, Clerk's Services Assistant, Cassandra Pierobon, Clerk's Services Assistant

Councillor Lapierre, In the Chair

1. Call to Order

The meeting commenced at 4:30 p.m.

2. Roll Call

A roll call was conducted.

3. Declarations of Pecuniary Interest and the General Nature Thereof

None declared.

4. Managers' Reports

4.1 Wellness Coordinator Pilot Project

The following resolution was presented:

CES2025-15

Moved By Councillor McIntosh

Seconded By Councillor Sizer

THAT the City of Greater Sudbury directs staff to develop a business case for the 2026-2027 budget cycle for a Wellness Coordinator (1 FTE) for Paramedic Services, dedicated to the implementation of mental health programs and support for all Paramedic Services staff, as outlined in the report entitled “Wellness Coordinator Pilot Project” from the General Manager of Community Safety, presented at the Community and Emergency Services Committee meeting on May 21, 2025.

CARRIED

5. Members' Motions

No Motions were presented.

6. Correspondence for Information Only

6.1 2024 Paramedic Services Land Ambulance Service Review Results

For Information Only.

6.2 2024 Point in Time (PiT) Count- Homelessness

For Information Only.

6.3 Community Paramedicine Projects Update – May 2025

For Information Only.

6.4 Greater Sudbury Fire Services - Camp Molly 2025

For Information Only.

6.5 Pioneer Manor 2025 – 1st Quarter Report

For Information Only.

7. Addendum

No Addendum was presented.

8. Civic Petitions

No Petitions was presented.

9. Question Period

No Questions were asked.

10. Adjournment

Councillor McIntosh moved to adjourn the meeting. Time: 5:21 p.m.

CARRIED

Minutes

For the Planning Committee Meeting

May 26, 2025
Tom Davies Square

Present (Mayor and Councillors)	Councillor Lapierre, Councillor Fortin, Councillor Cormier, Councillor Landry-Altmann
Absent	Councillor Leduc
City Officials	Kris Longston, Director of Planning Services, Alex Singbush, Manager of Development Approvals, Robert Webb, Supervisor of Development Engineering, Ed Landry, Senior Planner, Community & Strategic Planning, Melissa Riou, Senior Planner, Christine Hodgins, Deputy City Clerk, Regina Sgueglia, Clerk's Services Assistant, Cassandra Pierobon, Clerk's Services Assistant

Councillor Cormier, In the Chair

1. Call to Order

The meeting commenced at 11:31 a.m.

2. Roll Call

A roll call was conducted prior to the commencement of moving into closed session.

3. Closed Session

The following resolution was presented:

PL2025-71

Moved By Councillor Fortin

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury moves to Closed Session to deal with two Proposed or Pending Acquisition or Disposition of Land Matters, the first regarding Agnes Street, Sudbury, and the second regarding Magill Street, Lively, in accordance with Municipal Act, 2001, par 239 (2)(c).

CARRIED

At 11:33 a.m., the Planning Committee moved into Closed Session.

4. Recess

At 11:48 a.m., the Planning Committee recessed.

5. Open Session

At 1:01 p.m., the Planning Committee commenced the Open Session.

6. Roll Call

A roll call was conducted.

7. Declarations of Pecuniary Interest and the General Nature Thereof

None declared.

8. Matters Arising from the Closed Session

Councillor Lapierre, as Chair of the Closed Session, reported that the Committee met in Closed Session to deal with two Proposed or Pending Acquisition or Disposition of Land Matters, the first regarding Agnes Street, Sudbury, and the second regarding Magill Street, Lively, in accordance with Municipal Act, 2001, par 239 (2)(c). Two recommendations emanated from the meeting.

The following resolution was presented:

PL2025-72

Moved By Councillor Lapierre

Seconded By Councillor Fortin

THAT the City of Greater Sudbury declares surplus to the City's needs vacant land municipally known as 365 Agnes Street, Sudbury, legally described as part of PIN 02132-0993(LT), being Parts 1 to 5 on Plan 53R-12072, part of Lot 4, Concession 4, Township of McKim, City of Greater Sudbury;

AND THAT the land be marketed for sale to the public pursuant to the procedures governing the sale of full marketability surplus land in accordance with Property By-law 2008-174, as amended, as outlined in the report entitled "365 Agnes Street, Sudbury – Declaration of Surplus Land", from the General Manager of Corporate Services, presented at the Planning Committee meeting on May 26, 2025.

CARRIED

The following resolution was presented:

PL2025-73

Moved By Councillor Lapierre

Seconded By Councillor Fortin

THAT the City of Greater Sudbury declares surplus to the City's needs vacant land west of Magill Street in Lively, legally described as PIN 73376-0405(LT), part of Lot 5, Concession 5, Township of Waters, City of Greater Sudbury;

AND THAT the City of Greater Sudbury directs staff to present a by-law to authorize the sale of the subject land, and to execute the documents required to complete the real estate transaction;

AND THAT the net proceeds of the sale be credited to the Industrial Reserve Fund.

CARRIED

9. Consent Agenda

The following resolution was presented:

PL2025-74

Moved By Councillor Landry-Altmann

Seconded By Councillor Fortin

THAT the City of Greater Sudbury approves Consent Agenda items 9.1.1 to 9.1.4.

CARRIED

The following are the Consent Agenda items:

9.1 Routine Management Reports

9.1.1 125 Christakos Street, Sudbury

PL2025-75

Moved By Councillor Landry-Altmann

Seconded By Councillor Fortin

THAT the City of Greater Sudbury approves the extension of rezoning application File # 751-6/21-29 by Legion Property Holdings and Management Ltd. on lands described as PIN 73583-0350 in Lot 4, Concession 3, Township of McKim, as outlined in the report entitled "125 Christakos Street, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on May 26, 2025, for a period of one (1) year to March 8, 2026.

CARRIED

9.1.2 3 Randolph Road, Whitefish - Deeming By-Law

PL2025-76

Moved By Councillor Landry-Altmann

Seconded By Councillor Fortin

THAT the City of Greater Sudbury approves designating Lots 15 & 16, Plan M-425 as being deemed not to be part of a registered plan for the purposes of Section 50(3) of the Planning Act, as outlined in the report entitled “3 Randolph Road, Whitefish – Deeming By-Law”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on May 26, 2025 and,

THAT staff be directed to prepare a by-law for Council to enact deeming Lots 15 & 16, Plan M-425 not to be part of a plan of subdivision for the purposes of Subsection 50(3) of the Planning Act.

CARRIED

9.1.3 Hidden Valley Subdivision, Val Caron

PL2025-77

Moved By Councillor Landry-Altmann

Seconded By Councillor Fortin

THAT the City of Greater Sudbury's delegated official be directed to amend the conditions of draft approval for a plan of subdivision on those lands known as Parcel 448 SES, and Parcel 2884 and deemed Plan M-1130 excluding Lot 94 and part of Lot 81 and includes deemed Plan M-1131 and deemed Plan M 1132, excluding part of Lot 20, Lot 7, Concession 5, Township of Blezard, Val Caron, File 780-7/04003, as outlined in the report entitled “Hidden Valley Subdivision, Val Caron”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on May 26, 2025 as follows:

1. By replacing Condition #10 with the following: “10. That this draft approval shall lapse on August 25, 2028.”
2. By replacing Condition #35 with the following:

‘35. That the owner/applicant pay to the City the amount attributable to the lot as a contribution to the costs of the Horizon Municipal Drain front-ended by the City, together with interest accumulated thereon to the date of payment, as provided by By-law 2012-192, in an amount as determined by the Treasurer.’

3. In Condition #57, by deleting the following: ‘Should a regulated natural hazard be discovered as the site is

developed, the applicant must halt works immediately and contact Conservation Sudbury directly at 705.674.5249.'

4. By adding the following new Condition #58:

'58. The wetland(s) must be mapped by a qualified professional (OWES-certified with experience in wetland mapping). The wetlands must be mapped within the location of the proposed subdivision and within 30 metres of the proposed subdivision. All mapping must include the wetland boundary and areas of potential interference shown at 12 metres, 30 metres and 120 metres from the wetland boundary. Development must comply with Conservation Sudbury's wetland guidelines.'

CARRIED

9.1.4 Vintage Green Subdivision, Sudbury

PL2025-78

Moved By Councillor Landry-Altmann

Seconded By Councillor Fortin

THAT the City of Greater Sudbury's delegated official be directed to amend the conditions of draft approval for a plan of subdivision on those lands described as Parcels 50561 & 50562, Part of Lot 5, Concession 5, Township of Broder, File # 780-6/01002, in the report entitled "Vintage Green Subdivision, Sudbury" from the General Manager of Growth and Infrastructure, presented at the meeting on May 26, 2025, as follows:

1.By deleting Condition #19 and replacing it with the following:

"19.That this draft approval shall lapse on May 2, 2028."

2.By deleting the first sentence of Condition #25 and replacing it with the following:

"25. That prior to the submission of servicing plans, the owner shall, to the satisfaction of the Director of Planning Services and Conservation Sudbury, provide an updated geotechnical report prepared, signed, sealed and dated by a geotechnical engineer licensed in the Province of Ontario."

CARRIED

10. Managers' Reports

10.1 Strategic Core Areas Community Improvement Plan Applications – 296 and 298 Larch Street

The following resolution was presented:

PL2025-79

Moved By Councillor Lapierre

Seconded By Councillor Fortin

THAT The City of Greater Sudbury approves the Application for 296 Larch Street, Sudbury, and directs staff to prepare a by-law to authorize staff to enter into the required agreement, as outlined in the report entitled “Strategic Core Areas Community Improvement Plan Applications – 296 and 298 Larch Street”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee Meeting of May 26, 2025.

CARRIED

The following resolution was presented:

PL2025-80

Moved By Councillor Lapierre

Seconded By Councillor Fortin

THAT The City of Greater Sudbury approves the Application for 298 Larch Street, Sudbury, and directs staff to prepare a by-law to authorize staff to enter into the required agreement, as outlined in the report entitled “Strategic Core Areas Community Improvement Plan Applications – 296 and 298 Larch Street”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee Meeting of May 26, 2025.

CARRIED

10.2 Affordable Housing Community Improvement Plan Application – Habitat for Humanity

The following resolution was presented:

PL2025-81

Moved By Councillor Landry-Altmann

Seconded By Councillor Lapierre

THAT The City of Greater Sudbury approves the Affordable Housing Community Improvement Plan application for 416 Melvin Avenue and directs staff to prepare a by-law to authorize staff to enter into the required agreement, as outlined in the report entitled “Affordable Housing Community Improvement Plan Application – Habitat for Humanity”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee Meeting of May 26, 2025.

CARRIED

11. Members' Motions

No Motions were presented.

12. Correspondence for Information Only

12.1 1389 Stephen Street, Sudbury - Ontario Land Tribunal Decision

For Information Only.

13. Addendum

No Addendum was presented.

14. Civic Petitions

No Petitions were submitted.

15. Question Period

No Questions were asked.

16. Adjournment

Councillor Fortin moved to adjourn the meeting. Time: 1:13 p.m.

CARRIED

Minutes

For the Special City Council Meeting

May 27, 2025
Tom Davies Square

Present (Mayor and Councillors)	Councillor Signoretti, Councillor Benoit, Councillor Brabant, Councillor Fortin, Councillor Lapierre, Councillor Labbee, Councillor Sizer, Councillor McIntosh, Councillor Cormier, Mayor Lefebvre
Absent	Councillor Parent, Councillor Leduc, Councillor Landry-Altmann
City Officials	Meredith Armstrong, Director of Economic Development, Liisa Lenz, Director of Finance/Chief Financial Officer , Ron Foster, Auditor General, Dawn Noel de Tilly, Chief of Staff, Christine Hodgins, Deputy City Clerk, Regina Sgueglia, Cassandra Pierobon, Clerk's Services Assistant

His Worship Mayor Paul Lefebvre, In the Chair

1. Call to Order

The meeting commenced at 3:00 p.m.

2. Moment of Silent Reflection

Those present at the meeting observed a moment of silent reflection.

3. Roll Call

A roll call was conducted.

4. Declarations of Pecuniary Interest and the General Nature Thereof

None declared.

5. Resolution to Temporarily Suspend the Rules of Procedure

The following resolution was presented:

CC2025-107

Moved By Councillor Signoretti

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury temporarily suspends the rules of procedure of the City of Greater Sudbury Procedure By-law 2019-50 for the portion of the Special City Council meeting of May 27, 2025 that relates to those matters on the Greater Sudbury Utilities Inc. portion of the agenda.

CARRIED

CARRIED BY TWO-THIRDS MAJORITY

6. Greater Sudbury Utilities Inc. Annual General Meeting

Mark Signoretti, Board Chair, presided over the Greater Sudbury Utilities Inc. Annual General Meeting.

7. Adjournment

Mayor Lefebvre moved to adjourn the meeting. Time: 3:34 p.m.

CARRIED

Minutes

For the City Council Meeting

May 27, 2025
Tom Davies Square

Present (Mayor and Councillors)	Councillor Signoretti, Councillor Benoit, Councillor Brabant, Councillor Fortin, Councillor Parent, Councillor Lapierre, Councillor Labbée, Councillor Sizer, Councillor McIntosh, Councillor Cormier, Councillor Leduc, Mayor Lefebvre
Absent	Councillor Landry-Altmann
City Officials	Joe Rocca, General Manager of Growth and Infrastructure, Brendan Adair, Acting General Manager of Community Development , Joseph Nicholls, General Manager of Community Safety, Liisa Lenz, Director of Finance/Chief Financial Officer , Meredith Armstrong, Director of Economic Development, Kris Longston, Director of Planning Services, Terra Posadowski, Director of Communication and Community Engagement, Kelly Gravelle, Deputy City Solicitor, Ron Foster, Auditor General, Dawn Noel de Tilly, Chief of Staff, Eric Labelle, City Solicitor and Clerk, Regina Sgueglia, Clerk's Services Assistant, Cassandra Pierobon, Clerk's Services Assistant, Ashley Roetscher, Clerk's Services Assistant

His Worship Mayor Paul Lefebvre, In the Chair

1. Call to Order

The meeting commenced at 4:00 p.m.

2. Roll Call

A roll call was conducted prior to the commencement of moving into closed session.

3. Closed Session

The following resolution was presented:

CC2025-108

Moved By Mayor Lefebvre

Seconded By Councillor McIntosh

THAT the City of Greater Sudbury moves to Closed Session to deal with one Education or Training item regarding the Code of Conduct in accordance with the Municipal Act, 2001, par. 239.(3.1).

CARRIED

At 4:02 p.m., Council moved into Closed Session.

4. Recess

At 5:00 p.m., Council recessed.

5. Open Session

At 6:00 p.m., Council commenced the Open Session.

6. Moment of Silent Reflection

Those present at the meeting observed a moment of silent reflection.

7. Roll Call

A roll call was conducted.

8. Declarations of Pecuniary Interest and the General Nature Thereof

None declared.

9. Community Delegations

9.1 Downtown Sudbury BIA

Kendra MacIsaac, Co-Chair, and Jeff MacIntyre, Executive Director, Downtown Sudbury BIA, provided a presentation regarding an annual update for the BIA.

10. Matters Arising from the Closed Session

Deputy Mayor Sizer, Chair of the Closed Session, reported that Council met in Closed Session to deal with one Education or Training item regarding the Code of Conduct in accordance with the Municipal Act, 2001, par. 239 (3.1). No direction or recommendation emanated from the meeting.

11. Consent Agenda

The following resolution was presented:

CC2025-109

Moved By Councillor Benoit

Seconded By Councillor Brabant

THAT the City of Greater Sudbury approves Consent Agenda items 11.1.1 to 11.2.3.

CARRIED

The following are the Consent Agenda items:

11.1 Matters Arising from Committees

11.1.1 Matters Arising from Finance and Administration Committee of May 20, 2025

CC2025-110

Moved By Councillor Benoit

Seconded By Councillor Brabant

THAT the City of Greater Sudbury approves Finance and Administration Committee resolutions FA2025-18 to FA2025-24 from the meeting of May 20, 2025.

CARRIED

11.1.2 Matters Arising from Operations Committee of May 21, 2025

CC2025-111

Moved By Councillor Benoit

Seconded By Councillor Brabant

THAT the City of Greater Sudbury approves Operations Committee resolutions OP2025-07 to OP2025-11 from the meeting of May 21, 2025.

CARRIED

11.1.3 Matters Arising from Community and Emergency Services Committee of May 21, 2025

CC2025-112

Moved By Councillor Benoit

Seconded By Councillor Brabant

THAT the City of Greater Sudbury approves Community and Emergency Services Committee resolution CES2025-15 from the meeting of May 21, 2025.

CARRIED

11.1.4 Matters Arising from Planning Committee of May 26, 2025

CC2025-113

Moved By Councillor Benoit

Seconded By Councillor Brabant

THAT the City of Greater Sudbury approves Planning Committee resolutions PL2025-71 to PL2025-81 from the meeting of May 26, 2025.

CARRIED

11.2 Adoption of Minutes

11.2.1 Planning Committee Minutes of April 14, 2025

CC2025-114

Moved By Councillor Benoit

Seconded By Councillor Brabant

THAT the City of Greater Sudbury adopts Planning Committee minutes of April 14, 2025.

CARRIED

11.2.2 City Council Minutes of April 15, 2025

CC2025-115

Moved By Councillor Benoit

Seconded By Councillor Brabant

THAT the City of Greater Sudbury adopts City Council meeting minutes of April 15, 2025.

CARRIED

11.2.3 Finance and Administration Committee Minutes of April 22, 2025

CC2025-116

Moved By Councillor Benoit

Seconded By Councillor Brabant

THAT the City of Greater Sudbury adopts Finance and Administration Committee meeting minutes of April 22, 2025.

CARRIED

12. Managers' Reports

12.1 Community Safety and Well-Being 2025 Plan Update

Marc Gauthier, Co-Chair of the Community Safety and Well-being Advisory Panel, provided an electronic presentation regarding an update on the 2025 Community Safety and Well-being Advisory Panel plan.

The following resolution was presented:

CC2025-117

Moved By Mayor Lefebvre

Seconded By Councillor Sizer

THAT the City of Greater Sudbury approves the Community Safety and Well-Being 2025 Plan Update for submission to the Province to meet the legislative requirements under the Community Safety and Policing Act, 2019, and as outlined in the report titled “Community Safety and Well-Being 2025 Plan Update”, from the General Manager of Community Development, presented at the City Council meeting on May 27, 2025.

CARRIED

13. By-laws

The following resolution was presented:

CC2025-118

Moved By Councillor Parent

Seconded By Councillor Signoretti

THAT the City of Greater Sudbury read and pass By-law 2025-94 to By-law 2025-102.

CARRIED

The following are the By-laws:

13.1 By-laws 2025-94 to 2025-102

2025-94

A By-law of the City of Greater Sudbury to Confirm the Proceedings of Council at its Special Meeting of May 13, 2025 and its Regular Meeting of May 27, 2025

2025-95

A By-law of the City of Greater Sudbury to Amend By-law 2018-121 being a By-law of the City of Greater Sudbury Respecting the Appointment of Officials of the City

This by-law updates certain appointments to reflect staff changes.

2025-96

A By-law of the City of Greater Sudbury to Authorize a License Renewal Agreement with the Ontario Educational Communications Authority (TVO) with respect to the Use of Site and Communications Tower Located at 3105 Long Lake Road, Sudbury

Planning Committee Resolution #PL2025-59

This by-law authorizes the City Solicitor and Clerk to enter into a License Renewal Agreement with the Ontario Educational Communications Authority (TVO) for the continued use of the site and communications tower located at 3105 Long Lake Road, Sudbury for a five-year term.

2025-97

A By-law of the City of Greater Sudbury to Authorize Certain Grants under the Transportation Demand Management Community Grant Program

Refer to Report under Correspondence for Information Only, Operations Committee meeting of April 23, 2025

This by-law authorizes grants funded through the Transportation Demand Management (TDM) Community Grant Program.

2025-98

A By-law of the City of Greater Sudbury to Authorize Grants Under the Strategic Core Areas Community Improvement Plan

Planning Committee Resolution #PL2025-55

This by-law authorizes a grant under each of two programs in the Strategic Core Areas Community Improvement Plan and authorizes the General Manager of Growth and Infrastructure to sign the grant agreement with the recipient of the grant.

2025-99

A By-law of the City of Greater Sudbury to Name Unnamed Private Roads in the Whitewater Lake Subdivision to Deep Bay Road, Dusty Road and Whispering Willows Road East

Planning Committee Resolution #PL2025-48

This by-law names unnamed private roads in the Whitewater Lake Subdivision as Deep Bay Road, Dusty Road and Whispering Willows Road East to better reflect accurate addressing for purposes as emergency response. The new names are consistent with the Street Naming and Numbering Policy.

2025-100

A By-law of the City of Greater Sudbury to Change the Name of Covington Crescent on Plan M-1003 to Carrington Drive

Planning Committee Resolution #PL2025-66

This by-law renames Covington Crescent on Plan M-1003 to Carrington Drive to avoid a duplicate street name with Covington Avenue in Garson and to better reflect accurate addressing for purposes as emergency

response. The new name is consistent with the Street Naming and Numbering Policy.

2025-101

A By-law of the City of Greater Sudbury to Authorize a Development Cost Sharing Agreement with Kingsway Employment District Inc. Regarding the Construction of Street “C” from Kingsway Boulevard to the North Limit of Jack Nicholas Business and Innovation Subdivision

Finance and Administration Committee Resolution #FA2025-14

This by-law authorizes the General Manager of Growth and Infrastructure to execute a Development Cost Sharing Agreement on behalf of the City.

2025-102

A By-law of the City of Greater Sudbury to Authorize a Development Charge Credit Agreement with Kingsway Employment District Inc. Regarding the Construction of Street “C” from Kingsway Boulevard to the North Limit of Jack Nicholas Business and Innovation Subdivision

Finance and Administration Committee Resolution #FA2025-15

This by-law authorizes the General Manager of Corporate Services to execute a Development Charge Credit Agreement on behalf of the City.

14. Members' Motions

14.1 Request for Reconsideration of Affordable Housing Land Banking

The following resolution was presented:

CC2025-119

Moved By Councillor Fortin

Seconded By Councillor Lapierre

WHEREAS Council, by Resolution CC2024-127 approved Planning Committee resolutions PL2024-71 to PL 2024-83 from the meeting of May 27th, 2024;

AND WHEREAS resolution PL2024-83 read as follows:

“THAT the City of Greater Sudbury directs staff to initiate Planning Act processes to rezone the following City owned lands to Medium Density Residential (R3-1), as outlined in the report entitled “Affordable Housing Land Banking Strategy Phase 2 Update” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on May 27, 2024:

- a. The City owned lands north of Bancroft Drive and west of First Avenue, legally described as PIN 73578-0573, being Part 1 on Plan 53R-20646 and 73578-0574(LT), being Parts 2,3,4 on Plan 53R-

20646; PIN 73578-0223(LT), being Part 5 on Plan 53R-20646; and PIN 73578-0576(LT), being Part 6 on Plan 53R-20646, City of Greater Sudbury;

- b. The City owned lands that comprise the vacant northly portion of the Lionel E Lalonde Centre site at 239 Montee Principale;

AND THAT the City of Greater Sudbury directs staff to initiate the required process to declare the following City owned properties surplus and added to the City's Affordable Housing Land Bank, as outlined in the report entitled "Affordable Housing Land Banking Strategy Phase 2 Update" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on May 27, 2024:

- a. The City owned lands north of Bancroft Drive and west of First Avenue, legally described as PIN 73578-0574(LT), being Parts 1,2,3,4 on Plan 53R-20646; PIN 73578-0223(LT), being Part 5 on Plan 53R-20646; and PIN 73578-0576(LT), being Part 6 on Plan 53R-20646, City of Greater Sudbury;
- b. b. The City owned lands that comprise the vacant northly portion of the Lionel E Lalonde Centre site at 239 Montee Principale;

AND WHEREAS Council for the City of Greater Sudbury would like to exclude the City owned lands that comprise the vacant northerly portion of the Lionel E. Lalonde Centre site at 239 Montée Principale from the resolution and from consideration for the Affordable Housing Land Bank;

THEREFORE BE IT RESOLVED that Resolution CC2024-127 be reconsidered.

YEAS: (10): Councillor Signoretti, Councillor Benoit, Councillor Brabant, Councillor Fortin, Councillor Parent, Councillor Lapierre, Councillor Labbé, Councillor Sizer, Councillor Cormier, and Mayor Lefebvre

NAYS: (2): Councillor McIntosh, and Councillor Leduc

Absent (1): Councillor Landry-Altmann

CARRIED (10 to 2)

Rules of Procedure

Councillor Lapierre requested that the following friendly amendment be considered: only once the aquatic review plan for Azilda is confirmed, financed and construction has commenced on such aquatic facility.

Councillor Fortin, as mover, agreed with the amendment.

The following resolution was presented:

CC2025-120

Moved By Councillor Fortin

Seconded By Councillor Lapierre

WHEREAS there is significant opposition to the City owned lands that comprise the vacant northerly portion of the Lionel E. Lalonde Centre site at 239 Montée Principale being rezoned to Medium Density Residential (R3-1) and added to the City's Affordable Housing Land Bank;

THEREFORE BE IT RESOLVED that the City of Greater Sudbury direct that resolution PL2024-83 be amended to read as follows:

“THAT the City of Greater Sudbury directs staff to initiate Planning Act processes to rezone the following City owned lands to Medium Density Residential (R3-1), as outlined in the report entitled “Affordable Housing Land Banking Strategy Phase 2 Update” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on May 27, 2024:

- a. The City owned lands north of Bancroft Drive and west of First Avenue, legally described as PIN 73578-0573, being Part 1 on Plan 53R-20646 and 73578-0574(LT), being Parts 2,3,4 on Plan 53R-20646; PIN 73578-0223(LT), being Part 5 on Plan 53R-20646; and PIN 73578-0576(LT), being Part 6 on Plan 53R-20646, City of Greater Sudbury;
- b. And that The City owned lands that comprise the vacant northly portion of the Lionel E Lalonde Centre site at 239 Montee Principale be included only once the aquatic review plan for Azilda is confirmed, financed and construction has commenced on such aquatic facility.

AND THAT the City of Greater Sudbury directs staff to initiate the required process to declare the following City owned properties surplus and added to the City's Affordable Housing Land Bank, as outlined in the report entitled “Affordable Housing Land Banking Strategy Phase 2 Update” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on May 27, 2024:

- a. The City owned lands north of Bancroft Drive and west of First Avenue, legally described as PIN 73578-0574(LT), being Parts 1,2,3,4 on Plan 53R- 20646; PIN 73578-0223(LT), being Part 5 on Plan 53R-20646; and PIN 73578-0576(LT), being Part 6 on Plan 53R-20646, City of Greater Sudbury;
- b. And the City owned lands that comprise the vacant northly portion of the Lionel E Lalonde Centre site at 239 Montee Principale only once the aquatic review plan for Azilda is confirmed, financed and construction has commenced on such aquatic facility.

YEAS: (9): Councillor Signoretti, Councillor Benoit, Councillor Brabant, Councillor Fortin, Councillor Parent, Councillor Lapierre, Councillor Labbée, Councillor Cormier, and Mayor Lefebvre

NAYS: (3): Councillor Sizer, Councillor McIntosh, and Councillor Leduc

Absent (1): Councillor Landry-Altmann

CARRIED (9 to 3)

15. Addendum

Rules of Procedure

Mayor Lefebvre moved that the addendum be dealt with.

CARRIED BY TWO-THIRDS

The following resolution was presented:

CC2025-121

Moved By Councillor Signoretti

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury read and pass By-law 2025-103.

CARRIED

The following is the By-Law:

2025-103

A By-law of City of Greater Sudbury to Deem Lots 15 and 16 on Plan M-425 not to be Lots on a Plan of Subdivision for the Purposes of Section 50(3) of the Planning Act

Planning Committee Resolution #PL2025-76

This by-law provides for Lots 15 and 16 on Registered Plan of Subdivision M-425 be deemed not to be lots within a registered Plan of Subdivision - Brandon Digby, 3 Randolph Road, Whitefish.

16. Civic Petitions

Councillor Fortin submitted a petition to the City Clerk which will be forwarded to the General Manager of Community Safety. The petition is regarding a request to stop the Lionel E. Lalonde site re-development project and re-zone the lands to parks.

17. Question Period

No Questions were asked.

18. Adjournment

Councillor Lapierre moved to adjourn the meeting. Time: 7:16 p.m.

CARRIED

Appointment to the Downtown Sudbury Business Improvement Area (BIA) Board - July 2025

Presented To:	City Council
Meeting Date:	July 15, 2025
Type:	Routine Management Reports
Prepared by:	Brigitte Sobush Clerk's Services
Recommended by:	General Manager of Corporate Services

Report Summary

This report provides a recommendation regarding an appointment to the Downtown Sudbury Business Improvement Area (BIA) Board for the remainder of the term 2023-2026.

Resolution

THAT the City of Greater Sudbury approves the recommendation from the Downtown Sudbury Business Improvement Area (BIA) Board appointing Betty Anne Tremblay, Angela Gray, and Krishna Challagulla for the remainder of the term 2023-2026 as outlined in the report entitled "Appointment to the Downtown Sudbury Business Improvement Area (BIA) Board – July 2025" from the General Manager of Corporate Services, presented at the City Council meeting on July 15, 2025.

Relationship to the Strategic Plan, Health Impact Assessment and Climate Action Plans

This report refers to operational matters.

Financial Implications

There are no financial implications associated with this report

Background

The Downtown Sudbury Business Improvement Area (BIA) has advised that Tessa Balaz, YES Theatre; Bobbi Deisinger, All About Massage; and Wendy Watson, GSU, have resigned from the Downtown Sudbury BIA Board of Management.

Subsection 204(12) of the Municipal Act, 2001 outlines that if a vacancy occurs, the municipality may appoint a person to fill the vacancy for the unexpired portion of the term. The appointed person is not required to be a member of the improvement area.

Section 6 of By-law 77-76, which establishes the Business Improvement Area, provides that where a vacancy occurs for a member that is not a City Council member, then the Board may either:

1. Hold an election; or
2. Pass a resolution recommending a person to Council to fill the vacancy.

The Downtown Sudbury BIA Board is recommending that Betty Anne Tremblay, Kuppajo; Angela Gray, Independent Living; and Krishna Challagulla, Property Owner, be appointed to fill the vacancy for the remainder of the term 2023-2026 (see attached).

Resources Cited

Municipal Act, 2001: <https://www.ontario.ca/laws/statute/01m25>

June 19, 2025

City of Greater Sudbury
PO Box 5000, Stn A
Sudbury, ON

ATTENTION: B. Sobush

Dear Brigitte:

RE: Downtown Sudbury BIA - Board Vacancies

The Downtown Sudbury BIA Board of Directors has recently had some changes as a result of Directors resignations (3) due to retirement, relocation of business out of the downtown and change of employment.

Through a process led by a Nominating Committee, BIA members were invited to submit their names if interested in becoming a Director for the balance of this term. Following a review of the submissions, a recommendation was made to the Board and the following resolution passed:

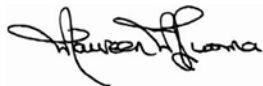
THAT the Board supports the recommendation of the Nominating Committee to invite the following to fill the Board vacancies for the balance of the term ending 2026:

1. Betty Anne Tremblay, Kuppajo
2. Angela Gray, Independent Living
3. Krishna Challagulla, Property Owner

AND FURTHER THAT this recommendation be forwarded to City Council for ratification.

CARRIED

Thank you for your assistance with this.



Maureen Luoma
Advisor

Roadmap to End Homelessness Annual Report

Presented To:	City Council
Meeting Date:	July 15, 2025
Type:	Presentations
Prepared by:	Tyler Campbell Children and Social Services
Recommended by:	General Manager of Community Development

Report Summary

This report and presentation provides an update on the Roadmap to End Homelessness by 2030.

Relationship to the Strategic Plan, Health Impact Assessment and Climate Action Plans

This report aligns with Council's Strategic Plan in the areas of Housing and Creating a Healthier and More Vibrant Community. This report also aligns with the Population Health Priorities of Indigenous Youth, Mental Health, Housing, and Healthy Streets. This report has no relationship to the Community Energy and Emissions Plan.

Financial Implications

There are no financial implications associated with this report.

Background

On May 28, 2024, through Council Resolution CC2024-130, Council approved the Roadmap to End Homelessness as the City's official plan to prevent, address, and achieve a functional end to homelessness by 2030.

The Roadmap to End Homelessness identified 26 action items within four strategic pillars:

- Pillar 1 - Homelessness is rare (prevention)
- Pillar 2 - Homelessness is brief (rapid re-housing/diversion)
- Pillar 3 - Homelessness is non-recurring (supportive housing and wrap-around services)
- Pillar 4 - System-level recommendations

In December 2024, City staff provided a Progress Report to Council on the first six months of the implementation of the Roadmap to End Homelessness. This Annual Report provides an update on progress since the December report, including updates on the implementation of initiatives and system planning efforts to support strategic alignment of investments.

System Planning

Since approval of the Roadmap to End Homelessness in May 2024, significant efforts have been undertaken to set a strong foundation for system management and planning. As the Service System Manager (SSM) for housing and homelessness services in Greater Sudbury, the City of Greater Sudbury is responsible for system management which includes local strategy development, program delivery and coordination, funding allocation and accountability, community engagement and partnerships, and data collection and reporting to facilitate seamless service delivery.

The Roadmap to End Homelessness supports local system planning efforts through the development of a strategy to achieve functional zero by 2030. A key theme identified through this strategy was the need to transition current investments in homelessness services from passive services (e.g., warming centres, outreach, and emergency shelters) that manage homelessness, to active services, which include prevention services, affordable housing, and housing first supports. A report provided to Community and Emergency Services Committee in April 2025 identified that investments in homelessness services for the 2025/2026 fiscal year is \$10,670,246 with 76% of the budget invested in passive services and 24% invested in active services.

As identified in the April report, staff will be conducting a service system review to identify opportunities to shift investments from passive to active services and improve the existing service system to achieve outcomes identified in the Roadmap to End Homelessness. This service system review includes mapping the current system along the housing continuum, recognizing the importance of understanding the relationship between emergency responses and housing options and supports, and the identification of gaps in the system, through stakeholder engagement, that require attention. An investment strategy will be presented to Community and Emergency Services Committee in the Fall to support investments in these initiatives and outcomes of the service system review.

Coordinated Access

Active engagement of community stakeholders and partners through committees, planning groups, and workshops is a key component to establishing a strong system. In January 2025, staff and community partners in the housing and homelessness sector participated in a full-day workshop aimed at improving our Coordinated Access System process. The current system, implemented in July 2021, was reviewed and opportunities for improvement were identified due to the changing landscape of the sector and population served.

Through this workshop, strategies were developed to support improvements to the matching process from the By-Name List to available housing resources in the community. Key updates to this process include updating prioritization criteria for housing resources (training and launch target for Q4 2025) and the implementation of a case conferencing table (the Community Homelessness Action Table (CHAT)) to collaborate with community partners on challenges identified within an individual's housing journey. The existing matching table (the Partners in Action Towards Housing (PATH) table) will continue to ensure vacancies for housing supports are filled as soon as they become available based on program eligibility and prioritization criteria. These improvements support the Roadmap to End Homelessness by increasing successful exits from the homelessness system. Appendix A includes a recent update from our partner, Canadian Alliance to End Homelessness – Built for Zero, to the Housing First Steering Committee demonstrating efforts to transform our homelessness system.

Progress Update

The following section provides updates on initiatives identified within the four key pillars of the plan.

Pillar 1 – Homelessness is rare (prevention)

Action items within this pillar include the development of housing across the continuum, including deep-core,

affordable, and rental market housing, with additional strategies to increase housing affordability. The development of affordable housing is key to supporting the transition from emergency and temporary support responses to active longer-term solutions. The development of affordable housing requires funding and support from all of three level of government.

Key updates within this pillar since December 2024 include:

- Development of Deep-Core/Rent-Geared-to-Income Housing (Action Item 1.1):
 - Sparks Street Affordable Housing Project – this project was completed in December 2024, which provides 14 one-bedroom rent-geared to income units for seniors.
- Development of Affordable Housing (Action Item 1.2):
 - Housing Accelerator Fund – in January 2025, the City was approved for up to \$16 million through the Canada Mortgage and Housing Corporation (CMHC) Housing Accelerator Fund (HAF) Round 2. A list of Housing Accelerator Fund action items are provided on the [City's website](#).
 - Peace Tower Affordable Housing Project – the anticipated completion date for this project is Q2 2026, providing 38 one-bedroom affordable units. In May 2025, this project received a contribution of approximately \$1M through the City's Affordable Housing Community Improvement Plan (AHCIP), to incentivize affordable housing development.
 - Lorraine Street – completed in June 2025, this project includes 40 transitional supportive housing units, which will be supported by Health Sciences North's Lotus program as part of the Homelessness Addiction Recovery Treatment (HART) Hub three-year demonstration project through the Ministry of Health.

Pillar 2 – Homelessness is brief (rapid re-housing/diversion)

This pillar includes recommendations to transition existing emergency shelters to 24-hour models and establish additional housing support programs to accelerate exits out of homelessness.

Within this pillar, staff are currently working with the Sudbury Community Legal Clinic to implement and deliver an Identification Bank program (Action Item 2.3). This program will provide persons experiencing homelessness a space to safely store and access their identification to facilitate the completion of required documentation for housing. The Identification Bank is anticipated to be established by Q4 2025.

Pillar 3 – Homelessness is non-recurring (supportive housing and wrap-around services)

Recommendations within this pillar include investments in additional supportive housing programs including programs for priority populations; converting emergency shelter programs to transitional housing; and strengthening community engagement in social housing programs.

Key updates within this pillar include:

- Supportive Housing (Action Item 3.1) – as outlined under pillar 1, 40 transitional supportive housing units will be provided at Lorraine Street through provincial HART Hub funding.
- Transitioning Emergency Shelter Models (Action Item 3.3) - in March 2025, the Elizabeth Fry Society was supported with operational changes and operating funding by staff and the Community Advisory Board (CAB), who provides advice for the federal Reaching Home program locally. The agency will transition six of the emergency shelter spaces to transitional beds with 24-hour supports, anticipated to begin operating in June 2025. Given this transition, the capacity of the emergency shelter program will be reduced from 26 beds to 15 beds.

Pillar 4- System-level Recommendations

This pillar included recommendations to strengthen the existing system of services through system management.

Key updates within this pillar include:

- Health, Housing and Homelessness Planning and Strategy Table (Action Item 4.1) - Following the

approval of the updated Community Safety and Well-being Plan (CSWB) for Greater Sudbury in May 2025, which outlines the updated CSWB Committee structure, it is anticipated the Planning and Strategy Table will act as an Action Table within the updated structure to align CSWB and Roadmap to End Homelessness initiatives and outcomes.

- Lived Experience Advisory Group (Action Item 4.2) - in March 2025, staff initiated an Expression of Interest (EOI) for the Administration of a Lived Experience Advisory Group on Homelessness to determine interest from organizations. The Advisory Group is anticipated to provide feedback on the implementation of initiatives outlined in the Roadmap to End Homelessness to ensure a person-centered approach throughout the homelessness system. Next steps for this initiative are currently under development.

The Roadmap to End Homelessness Implementation Plan (Appendix B) includes a complete list of initiatives detailed in the strategy including status updates and anticipated timelines for completion.

Outcome Measurement and System Performance

The Roadmap to End Homelessness identified a number of key outcomes including:

1. **Reduction in the number of people experiencing homelessness** – including individuals new to homelessness, returns from housing, and an overall reduction in homelessness.
2. **Housing Stability** – ability to maintain housing long-term and prevent re-entries into homelessness.
3. **Employment Rates** – achievement of employment outcomes through participation in housing stability programs.
4. **Health Outcomes** – reduction of health systems utilization and an increase in health outcomes through housing support programs.
5. **Program Utilization and Efficiency** – length of time experiencing homelessness is reduced through participation in programs and housing placements are successful long-term.

To support the measurement of these outcomes, an evaluation framework was developed which included a number of key metrics (Appendix C). Several of these metrics are provided in the Report Card on Homelessness (Appendix D) and the By-Name List data report for 2024 (Appendix E). A focus for 2025/2026 will be to enhance evaluation strategies to improve data collection throughout the system. This will enable a comprehensive measurement approach for outcomes identified above, with outcomes reported in the 2026 Annual Report.

Progress Toward Functional Zero

As of May 2024, when the Roadmap to End Homelessness was approved, the number of individuals experiencing homelessness on the By-Name List was 242. As of May 30, 2025, this number has increased to 322, representing a 33% increase in the population experiencing homelessness in Greater Sudbury.

A number of trends continue to impact the ability to reduce homelessness locally, including low vacancy rates for housing across the housing continuum and the ongoing opioid and mental health crisis in Greater Sudbury. A number of these challenges affecting the unhoused population were identified through the Point in Time Count Report provided to Community Services Committee in May 2025. Efforts continue to work collaboratively with community partners in the health, housing, and homelessness sectors through a community-based approach to addressing these challenges and to support overall community well-being.

Next Steps

Key priorities for Q3 and Q4 2025 include the following initiatives:

- Implementation of the HART Hub in partnership with key stakeholders
- Development of a strategy to reduce discrimination and racism
- Continue an internal policy review to ensure policy alignment within programs

- Creation of an investment strategy to identify system gaps and inform system planning
- Development of a communications strategy to address NIMBY-ism (not-in-my-backyard) and accelerate the development of housing
- Enhancing the Roadmap to End Homelessness evaluation framework to ensure comprehensive data collection, outcome measurement, and reporting

Staff will provide an update to the Community and Emergency Services Committee in fall 2025 on the investment strategy to support the implementation of Roadmap to End Homeless initiatives. A Progress Report on the implementation of the Roadmap to End Homelessness will be provided to Council in December 2025.

Resources Cited

[Council Report - May 27, 2025 - Community Safety and Well-being Plan](#)

[Community and Emergency Services Committee - May 21, 2025 - 2024 Point in Time Count](#)

[Finance and Administration Report - May 20, 2025 - AHCIP Peace Tower Project](#)

[Community and Emergency Services Committee - April 23, 2025 - Safe Harbour House Update](#)

[Community and Emergency Services Committee - April 23, 2025 - Homelessness System Planning Update](#)

[Finance and Administration Report - January 18, 2025 - 2025 Community Improvement Plan Review](#)

[Council Report - December 10, 2024 - Roadmap to End Homelessness by 2030 Update](#)

[Council Report - December 10, 2024 - Housing Supply Strategy Update](#)

[Council Report - August 13, 2024 - CMHC Housing Accelerator Fund – Round 2](#)

[City Council Meeting - May 28, 2024 - Roadmap to End Homelessness by 2030](#)

[Finance and Administration Report - May 22, 2024 - Development Charges By-Law](#)



From Managing to Ending Homelessness in the City of Greater Sudbury

Housing First Steering Committee

April 7, 2025



Desired Outcomes

- Level setting & refresher – Same Team, Same Goal!
- Update on Progress to date with QBND, CA, and BFZ – Where we are, where we're headed!
- Clearing the Path (and avoiding the roadblocks)



THE CANADIAN ALLIANCE TO END HOMELESSNESS

The Canadian Alliance to End Homelessness works to prevent and end homelessness by helping to build effective community response systems and campaigning for the policy changes needed for everyone to have a place to call home.



Advocacy, Campaigns & Policy

To end homelessness, we need to change policy and public opinion. We work with communities and governments to develop effective policies, while building public support for ending homelessness.



Community Impact

We partner with and support communities to build local homeless response systems aimed at reducing and ending homelessness. Our approach includes coaching, training, systems development, peer learning, and ongoing tailored community support.



Data & Strategy

We work with local communities and partners to create solutions to reduce homelessness by providing data insights, tracking trends, creating resources and mobilizing knowledge towards ending homelessness.

National Conference on Ending Homelessness

Every year, the National Conference on Ending Homelessness brings together over 2000 people from across the sector to engage and learn from each other, accelerating the end of homelessness in their communities. Page 64 of 187

Built for Zero Canada Homelessness is Solvable



41
communities confirmed
Basic Quality Data for
Chronic Homelessness +
16 Veteran Quality Data

37
communities have
confirmed **Reaching
Home** level of CA
(previous RH directives)

10
Communities sustained a
**reduction in chronic
homelessness**

4
Communities have
confirmed **functional
zero** for Chronic or
Veteran homelessness

BFZ-C has been
working with
67
Communities

40 BFZ-C Chronic/Veteran
Cohort
27 BFZ-C Foundations
Cohort

BND & CA On-line Courses

Feel free to check out the following free resources:

1. [Introduction to By-Name Data](#) (approx. 30 minutes) – no key required. [Slide Deck PDF](#)
2. [Introduction to Coordinated Access](#) (approx. 1 hour) – no key required. [Slide Deck PDF](#)



By-Name Data – Short and Simple Description

Can also use a
unique identifier

dynamic rather
than static

known and
consenting

By-Name Data is real-time data of all people experiencing homelessness in your community.

Using By-Name Data: Helping People and Systems

Person-
Level
Data

1

**Helping people to exit homelessness
(e.g., name, housing needs and preferences, etc.)**
for Coordinated Access and supporting individuals and families to housing as quickly as possible

System-
Level
Data

2

**Helping systems to improve
(active homelessness, inflow, outflow)**
for identifying systems improvements and measuring progress to functional zero

System-Level Data to Drive Improvement

For further details on the six data points see the

[By-Name List Data Reliability Tool](#)

Use inflow data to target prevention efforts

Use outflow data to monitor and accelerate movement

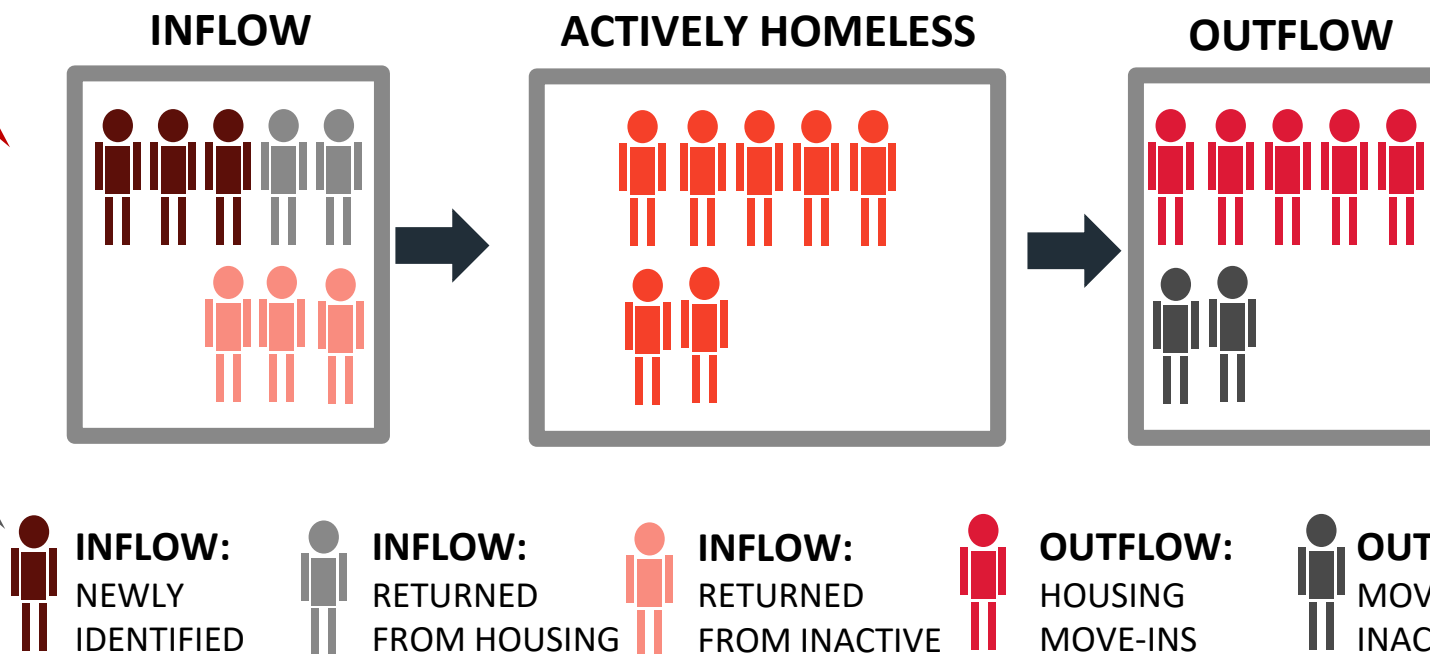
Who is becoming homeless and why?

Who is losing contact with our services?

Are housing programs working?

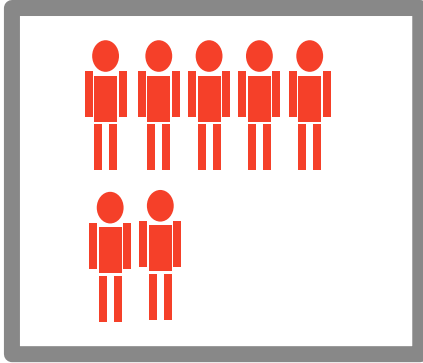
Who is coming back into contact with our services?

What's working to help people get housed?



Person-Specific Data for Coordinated Access

ACTIVELY HOMELESS

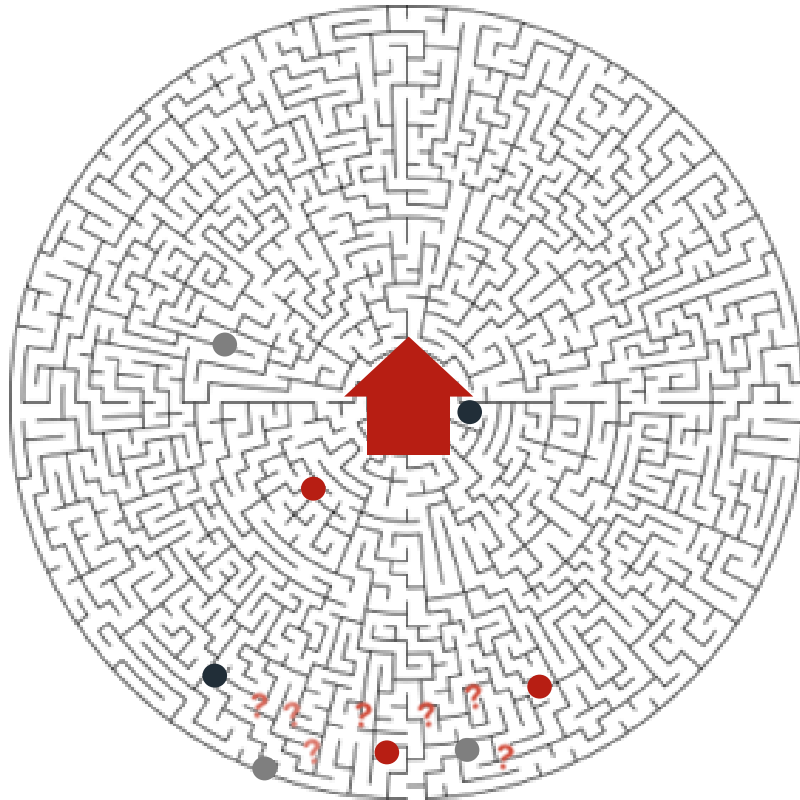


Who is eligible
and prioritized for
an available
vacancy?

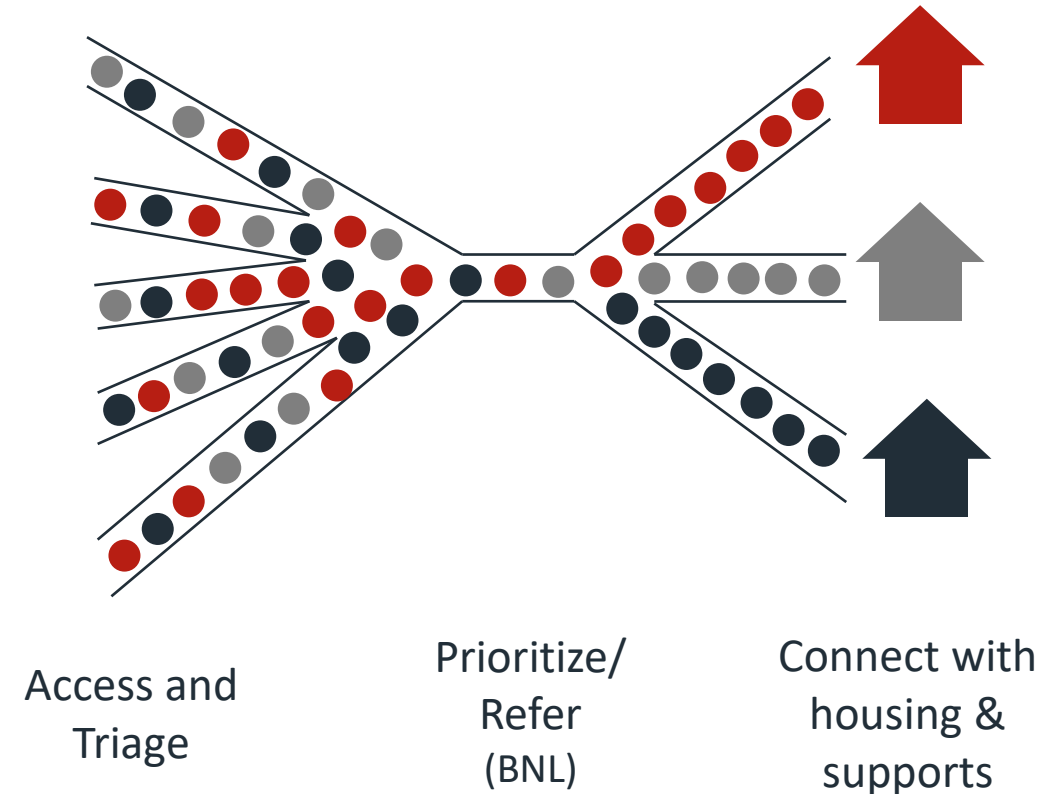
The By-Name List is used to
**coordinate access to housing
resources** that are available
across the community

One clear pathway to
accessing housing resources for
all known individuals actively
experiencing homelessness

Coordinated Access

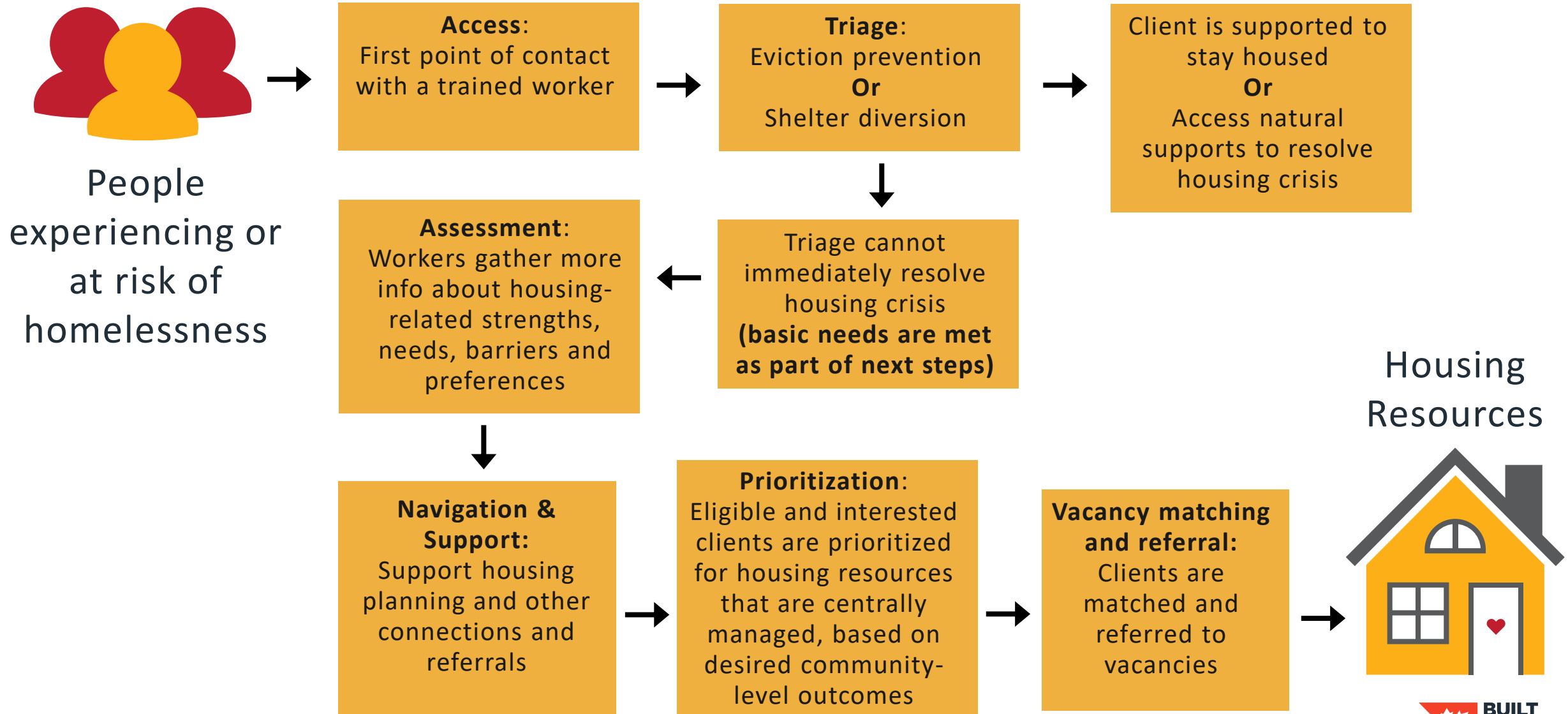


Without Coordinated Access



With Coordinated Access

Coordinated Access Process Flow



It's not just a program...

Former Approach to Managing Homelessness



No single actor is fully accountable for ending homelessness in a community.



Funders evaluate success on the performance of individual housing programs.



A once-a-year count of a problem that changes nightly.



Housing supply paralysis.

The Built for Zero Movement



Lead by an integrated, coordinated **team**



Community- level measurements look at performance of the **system** with a relentless focus on ENDING homelessness



Comprehensive **real-time**, by name data that is DRIVING improvements and pivots

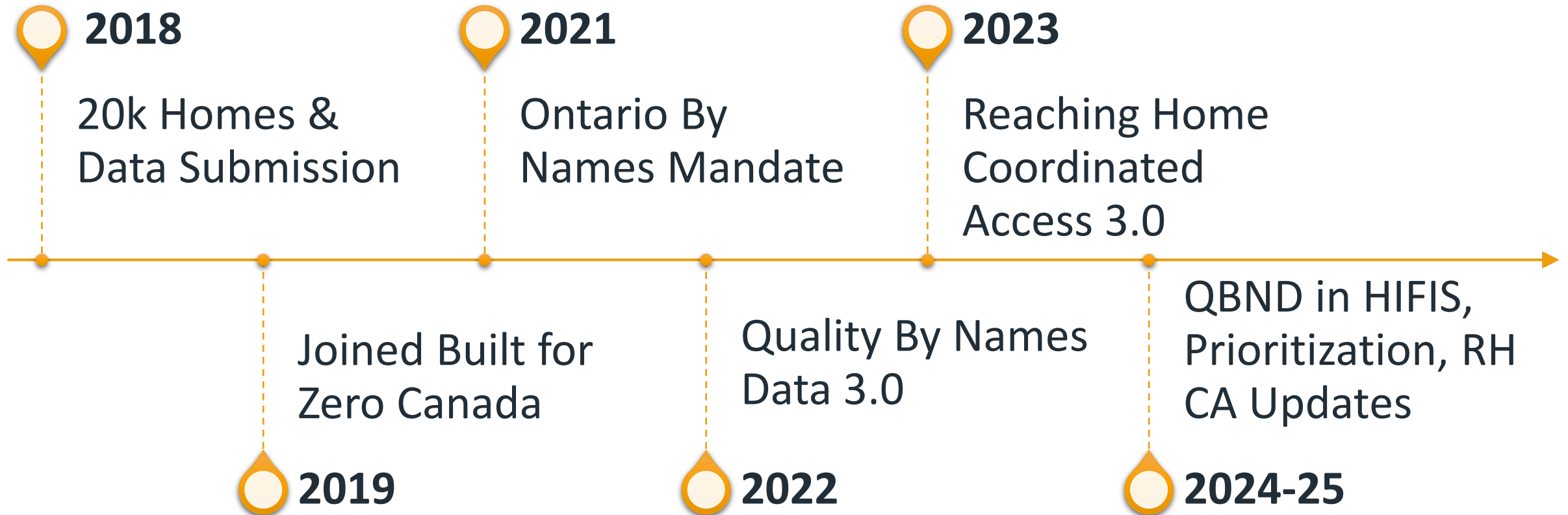


Strategic, data-driven housing & resource investments



Progress Update in Sudbury

Greater Sudbury Improvement Journey

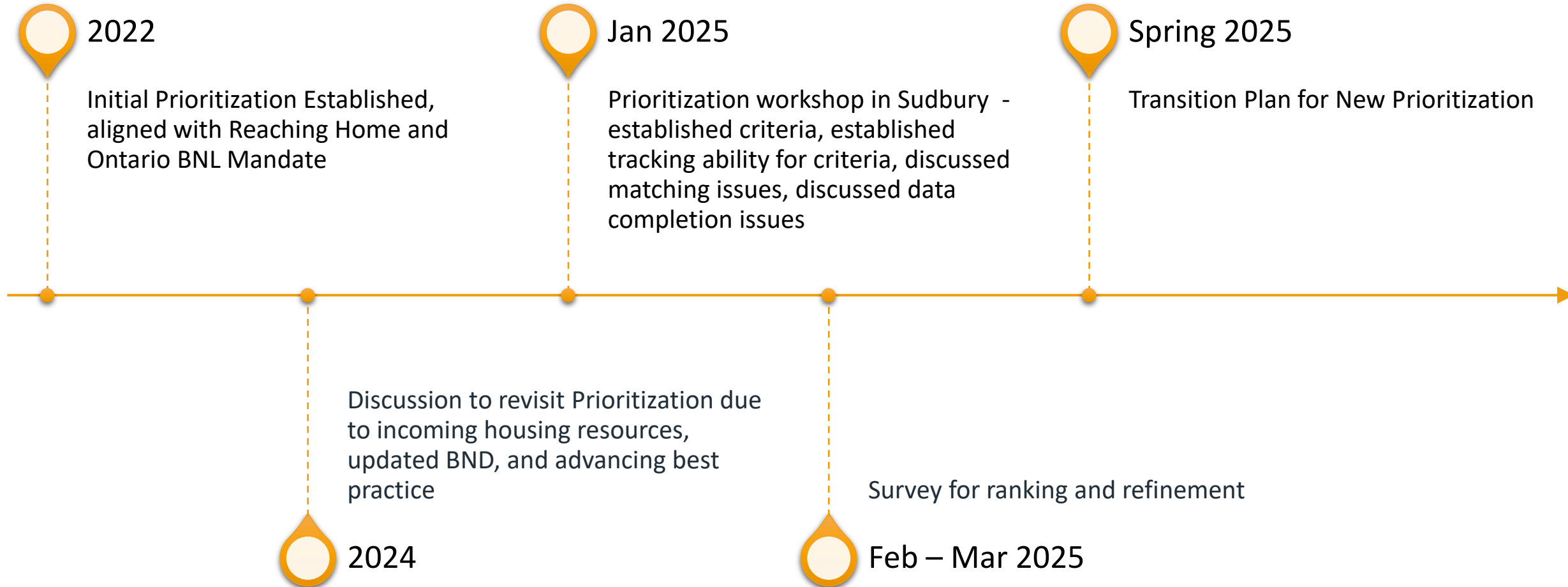




Community Highlights

- Early adopter of CA and BND
- Leading Community in HIFIS Implementation
- **151 Move Ins** in last 12 months
- Active Participation in Learning Sessions, CAEH Conference, Community of Practice Calls, BFZ Movement Leadership Group
- Developing Housing-Focused Programs (Housing Continuum)*
- Roadmap to **End Homelessness by 2030**

Sudbury Prioritization Journey



Current Matching Process

1

Vacancy Referral

Service providers advise BNPL Coordinator (City of Sudbury) of Vacancy prior to or during HART Meeting.

2

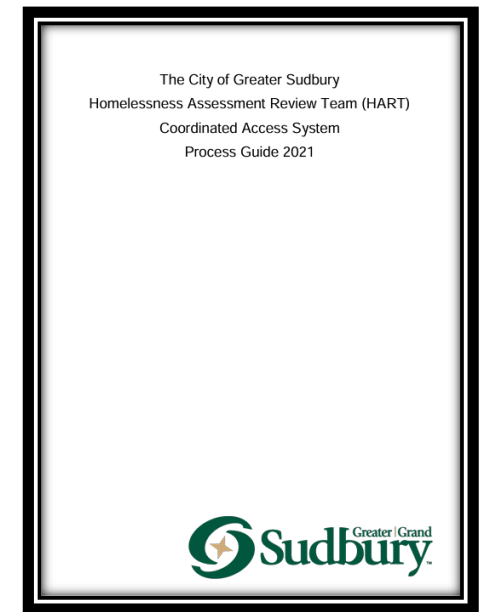
Priority List

BNPL Coordinator filters BND by eligibility and priorities, and presents at HART meeting

3

Selection at HART

Matches of done based on prioritization list and HART Discussion.
(Time frame for accept/decline is two weeks.)



Updated Prioritization 2025*

Youth						
Priority	Tri-Morbidity	Unsheltered	Aging Out of Care	Chronic	Pregnant or Parenting	Total
Score	5 (+1)	4	3	2	1	16
Single Adults						
Priority	Tri-Morbidity	At Risk of Violence	Unsheltered	Chronic	Senior (55+)	Total
Score	5 (+1)	4	3	2	1	16
Families						
Priority	Domestic Violence / Intimate Partner Violence	Family Separation or Child Welfare Involvement	Chronic (>1 Member)	Acute Mental Health (> <u>1</u> Member)	Indigenous (>1 Member)	Total
Score	5	4	3	2 (+1)	1	16

Priority: Low (0-4), Mid (5-8), High (8+)

*Proportional Allocation: **1 in 3** resources for Indigenous Population

HART Evolution



Dynamic Prioritization

Caseload Balancing

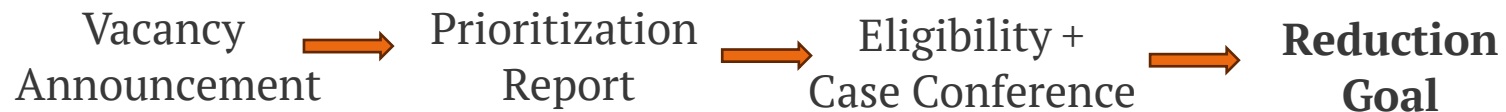
Ensure balanced caseloads by acuity levels and capacity

Housing First

Maintain Housing First and CA principles in new projects

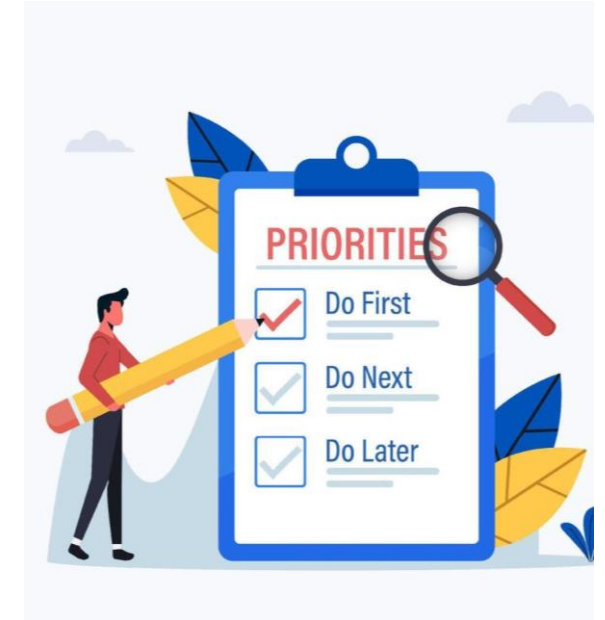
Collaboration

Foster compatibility among residents and supports



Transition Plan

1. Define Criteria with Community ☒
2. Update the BND Addition Form ☒
3. Update HIFIS w/ Custom Table – April 2025
4. Work with ACRE Consulting on new Prioritization Report
5. Bring BND exclusively into HIFIS (discontinue Excel version)
6. Update Consent Form, CA Guide, Prioritization Matrix
7. Update Training Materials for Service Providers and HIFIS User Guide; 1-3 Month Training
8. Update Housing Resource Inventory with new Eligibility Criteria
9. Evaluate/Review/Pivot in 2026





**Where do we
need to go?**

Pathway to Ending Homelessness



Leadership and Governance

- Leadership (Political Acuity)
- Mindsets
- Clear Guiding Principles
- Governance
- Facilitation and Meeting Design



Technical Skills for Complex Problem Solving

- Improvement Science/Model for Improvement/Continuous Improvement
- Data Analysis and Visualization
- Change Management
- System Planning



Data Culture

- Quality BNL
- Integrated HMIS
- Real-time, By-Name Feedback Loop for Data-Driven Evidence Informed/Data Driven Decision Making



Community Will and Buy-In

- Communication
- Community Engagement
- Right People at the table
- Municipal council endorsement



Systems Integration

- Quality CA system
- Proven Approaches
- Other Human Service Systems
- Systems Design



Relentless Housing Focus

- Housing and Support Investment
- Alignment across projects and priorities
- Focus on housing chronic population
- Flexible resources that can pivot based on data
- Housing First

COMMUNITY PATHWAY



Functional Zero



Onboarding

Quality By-Name List

Reduce

Home Stretch

Sustain



Homelessness Response System



Multiple Priorities / Plans:

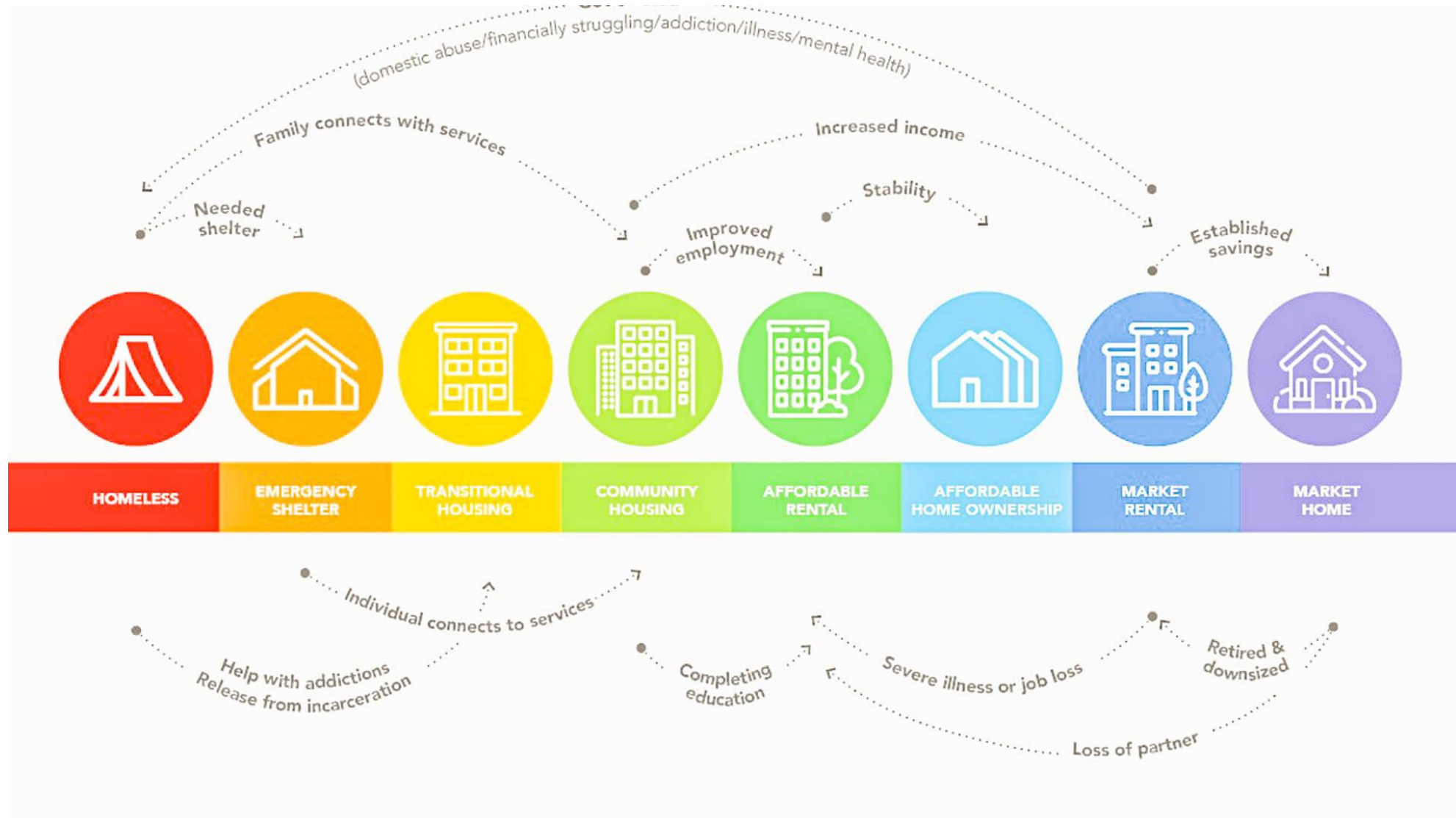
Roadmap to End Homelessness
Reaching Home Requirements
Community Safety & Wellbeing
Housing Strategies
Provincial Mandates
City Priorities



True Collaboration:

Transparency & Equity via CA
Community Buy In (Safety & Trust)
Single Source of Truth (HIFIS)
Accountability and Adaptability
BND in all Housing Builds

From Access to Exit



From Managing Homelessness to Ending Homelessness – Rowing Together!



We got this!

Robyn LeBlanc, Improvement Advisor

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✉️ robyn@caeh.ca

bfzcanada.ca

#bfzcanada



@endinghomelessness



@CAEHomelessness



@CAEHomelessness



Canadian Alliance to End Homelessness



Roadmap to End Homelessness Implementation Plan 2025-2030

Pillar 1: Prevention					
No.	Action Item	Description	Division(s)	Status	Target Completion Date
1.1, 1.2	Investment in Deep-Core Housing/Rent-Geared-to-Income/Affordable Housing	<p>Target: 800 units</p> <p>A strategy to increase the development of deep-core and affordable housing units across the community is needed. This strategy should include methods to increase participation from private developers in affordable housing incentives through both senior levels of government.</p>	Planning Services Housing Services	<p>In progress</p> <p>Sparks Street Affordable Housing Project – in December 2024, this project was completed providing 14 one-bedroom rent-geared-to-income units for seniors.</p> <p>Housing Accelerator Fund (HAF) – In January 2025, the City was approved for up to \$16 million through the Canada Housing and Mortgage Corporation (CMHC) Housing Accelerator Fund Round 2 to accelerate progress in housing development.</p> <p>Peace Tower – the Peace Tower Affordable Housing Project is anticipated to be completed by Q2 2026, which is anticipated to provide 38 one-bedroom units. In May 2025, this project was approved for approximately \$1M through the City's Affordable Housing Community Improvement Plan (AHCIP).</p> <p>Lorraine Street – anticipated to be completed in June 2025, this project will contain 40 one-bedroom transitional supportive housing units, supported by Health Sciences North's Lotus Program, through the Homelessness Addiction Recovery Treatment (HART) Hub three-year demonstration project.</p>	Ongoing Currently included in Housing & Homelessness Plan that Planning, Social, and Housing Services update on an annual basis.
	a) Development Charges Update		Planning Services Finance	Complete	Q2 2024

				<p>On July 1, 2024, the City's updated Development Charges By-law came into effect. In addition to the housing-related incentives that were in effect under the previous development charges by-law, the new by-law includes;</p> <ul style="list-style-type: none"> • A three-year freeze of development charges for single family dwellings; • A three-year moratorium on development charges for missing middle homes; • Exemption for affordable units within Affordable Housing Projects, as defined in the by-law; and • A 50% reduction for multi-unit buildings within nodes or along strategic corridors 	
	b) Land Banking Phase Two	The goal of the City's Land Banking Strategy is to accelerate the preparation and disposal of City-owned land that has been identified as suitable for the development of affordable housing in conjunction with the City's Affordable Housing Community Improvement Plan.	Planning Services	<p>In progress</p> <p>Land Banking, De-Risking and Strategic Collaboration is one of eight initiatives in the City's Housing Accelerator Fund (HAF) Action Plan.</p> <p>Through the de-risking process, geotechnical work and rezoning of certain City-owned properties will occur to prepare the lands for the development of a mix of market and affordable housing.</p> <p>The Land Banking Strategy will continue to be implemented following the completion of the HAF initiative phase.</p>	<p>HAF Initiative #2 – Q3 2025 – initiate external process for selected land banking sites</p> <p>Land Banking implementation – Ongoing</p>
	c) Updates to the	This initiative will enhance the City's existing Community	Planning Services	In progress	Q3 2025

	Affordable Housing CIP	Improvement Plan programs that support residential development, including the Affordable Housing CIP by combining the existing CIPs into a single CIP, the Greater Sudbury Community Improvement Plan (GSCIP) to facilitate quicker review, administration and promotion		Following the provision of the draft GSCIP earlier this year, staff are in the process of undertaking a public consultation on the strategy following direction from Council, with an updated GSCIP provided in Q3 2025.	
1.3	Rental Market	<p>An update to the Housing Needs Assessment (Supply and Demand Analysis) in 2024 identified an immediate need for 470 new rental units, with an average of an additional 113 rental units per year for the next 30 years, to achieve a healthy vacancy rate of 5%.</p> <p>*NOTE: housing supply data will be updated as new Housing Needs Assessment data becomes available. Updates will account for changes in growth projections, and account for newly constructed inventory and market conditions.</p>	Planning Services	<p>In progress</p> <p>In May 2025, the City established an Affordable Housing and Home Energy Concierge position as one of the eight action items of the HAF funding. This position will support parties to navigate the development process, support identification of incentive programs, and provide education and outreach to the community on available and upcoming opportunities.</p>	Ongoing

1.4	Advocacy – Investment in Affordable Housing	Develop an advocacy strategy to advocate to upper levels of government to increase investments in the continued development of affordable housing.	Housing Services Social Services Planning Services	In progress Currently taking place on an ongoing basis through regular communication with senior levels of government.	Ongoing
1.5	Expand CHPI Program Guidelines	Expand flexibility of CHPI program guidelines and allow for increased allocations for funding for low-income households to obtain or maintain housing based on current market demand, where the household can continue to meet rental costs in the future.	Social Services	Not started	Q4 2025 – strategy development
1.6	Rent Bank	Explore opportunities to establish a Rent Bank for low-to-mid-income earners as a repayable loan to support housing loss prevention for a short-time period.	Social Services	Not started	Q1 2026 – strategy development
1.7	Internal Policy Review	Complete a review of policies across relevant internal departments to ensure policy alignment to best support individuals within the housing and homelessness system.	Social Services Housing Services Housing Operations	In progress	Q4 2025
1.8	Housing Loss Prevention Strategy	The development of a Housing Loss	Social Services	In progress	Q1 2026

		Prevention Strategy is needed in collaboration between housing services, housing operations and social services departments, to remove barriers and implement processes that support easier access to housing and increase support to tenants within these units.	Housing Operations Housing Services		
1.9	Legal Clinic – Eviction Prevention	Increase collaboration with the Community Legal Clinic to support information exchange and eviction prevention within community housing and private market rental accommodations.	Social Services	In progress	Q1 2026
1.10	Strengthen Partnerships with Provincial Systems	Increase collaboration with provincial systems to support discharge planning from corrections, hospital, treatment, and child welfare.	Social Services	<p>In progress</p> <p>In 2023, the City of Greater Sudbury was selected as one of eight communities across Canada to participate in an Action Research Project on Chronic Homelessness (ARCH) project funded by the federal government. In Greater Sudbury, this project focuses on the development of strategies to strengthen pathways into housing from the children welfare system for Indigenous youth.</p> <p>Project funding, anticipated to end March 31, 2025, has been extended for an additional year to March 31, 2026, through continued advocacy. The City of</p>	Q1 2026 – strategy development

				Greater Sudbury is the only community of the eight originally funded projects to receive a full year extension.	
1.11	Communication Strategy (NIMBY-ism)	Develop a communications campaign to increase public awareness of the benefits of supportive and transitional housing programs and address the stigma associated with these programs.	Social Services Planning Services Communications & Engagement	In progress	Q4 2025 – strategy development
1.12	Advocacy – Social Assistance Rates	Develop an advocacy strategy to advocate to the provincial government for improvements to income supports (OW and ODSP) to keep pace with inflation across the province.	Social Services	In progress Currently taking place on an ongoing basis through regular communication with senior levels of government.	Ongoing
1.13	Strengthen Partnerships with Other Sectors to Improve Housing Conditions	Increase collaboration with law enforcement, by-law, and public health to address issues such as hoarding, pest control, and poor building conditions.	Social Services Corporate Security & By-law	In progress In September 2024, Housing Operations launched a comprehensive pest management initiative in partnership with Public Health Sudbury & Districts and an exterminator aimed at raising awareness, providing education and offering proactive solutions to housing residents about pest management.	Q4 2025 – strategy development
1.14	Adjustment to Rent Supplements	Collaborate with internal departments to review policies and procedures related to the administration of rent supplements to exceed CMHC Average Market Rent to address current	Social Services Housing Services	Complete	

		rental costs in the community.			
Pillar 2: Rapid Re-Housing					
No.	Action	Description	Division(s)	Status	Target Completion Date
2.1	24-hour Emergency Shelter Models	Explore opportunities to transition existing emergency shelter models to 24 hours, where applicable.	Social Services	In progress	Q4 2025 – strategy development
2.2	Strategy to Reduce Racism and Discrimination	As a recommendation from the Community Consultation, a strategy to reduce racism and discrimination among the BIPOC community (Black, Indigenous, and Other People of Colour) is needed.	Social Services	In progress	Q4 2025 – strategy development and training
2.3	Identification Bank	A partnership with the Community Legal Clinic should be established to create an Identification Bank where individuals can safely store their ID to complete applications required for housing and other provincially funded supports.	Social Services	In progress The Sudbury Community Legal Clinic has partnered with the City of Greater Sudbury to implement and deliver an Identification Bank program, which provides persons experiencing homelessness a space to safely store and access their identification. The Identification Bank is anticipated to be established by Q4 2025.	Q4 2025
2.4	Develop a Formalized Rapid Re-housing program	A formalized Rapid Re-Housing Program should be implemented to connect with individuals as soon as they enter the homelessness system and provide them with rapid rehousing supports. Examine the	Social Services	Not started	Q4 2025 – strategy development

		existing use of bridge housing as part of a rapid rehousing response.			
Pillar 3: Supports					
No.	Action	Description	Division(s)	Status	Target Completion Date
3.1	Supportive Housing	Develop 80 supportive housing unit spaces with 24/7 supports onsite that is deeply affordable for those individuals' experiencing homelessness with the most complex and often co-occurring needs to meet the current need. Whenever possible, partnerships should be explored to develop a mix of supportive housing, rent-g geared-to-income, and affordable housing development.	Social Services Housing Services Planning Services	In progress Through the Ministry of Health's Homelessness Addiction Recovery Treatment (HART) Hub funding for a three-year demonstration project, the completed transitional supportive housing build on Lorraine Street will provide supportive housing to 40 individuals experiencing chronic homelessness with complex needs. Supportive Housing will be provided by Health Sciences North's Lotus Program.	Q4 2025 – strategy development
3.2	Advocacy – Investment in Supportive Housing	Develop an advocacy strategy to advocate to the provincial and federal levels of government to increase investments in supportive housing programs.	Social Services Housing Services	In progress Currently taking place on an ongoing basis through regular communication with senior levels of government.	Ongoing
3.3	Transitioning Emergency Shelter Models	Transition the Elizabeth Fry Safe Harbour House Shelter program to a 24/hour model and transition five of the	Social Services	In progress As of June 1, 2025, the Elizabeth Fry Society Safe Harbour House emergency shelter transitioned six shelter beds to transitional beds with	Q2 2025 – Elizabeth Fry transition Q4 2025 – review of options for additional transitions

		emergency shelter beds to transitional housing beds. Explore opportunities for additional transitions.		24-hour supports. In October 2024, the City in partnership with the Elizabeth Fry Society submitted a funding application under the Ministry of Children, Community and Social Services (MCCSS) – Ontario’s Action Plan to End Gender-Based Violence to support the transition of a portion of emergency shelter beds to transitional housing. In April 2025, staff were notified this funding application was unsuccessful.	
3.4	Strengthen Community Engagement Approaches within Community Housing units	Following recommendations from the “Think Big, Act Together” report, strategies for community engagement approaches that will allow community housing residents to thrive should be implemented.	Various departments	In progress Restorative Justice partnered with Live Love Louder and residents to develop and paint inclusive murals in the lobbies at 1960 Paris Street in 2024. This program is being expanded to Bruce Street in 2025.	Q4 2027 – strategy development In alignment with Community Safety & Well-being Plan.
3.5	Transitional Housing for Priority Populations				
	a) Indigenous-led Housing	Develop an Indigenous-led transitional housing program of up to 40 units. Implement a Request for Proposal to seek an Indigenous operator for the program.	Social Services	In progress	Q1 2026 – strategy development
	b) Youth Housing	Development of a youth transitional housing model for youth aged 16-24.	Social Services	In progress In January 2025, the City partnered with the Children’s Aid Society of the Districts of Sudbury and Manitoulin (CASDSM) to submit a funding application to Health Canada under the	Q1 2026 – strategy development

				Youth Mental Health Fund (YMHF) for the operation of seven transitional housing spaces for youth. The result of this application is pending at the time of writing this report. Discussions continue with youth serving organizations regarding program options for future consideration.	
	c) Other Priority Populations	Explore transitional housing options for other priority populations including seniors, women fleeing violence, and newcomers.	Social Services	In progress	Q1 2026 – strategy development
Pillar 4: System-level					
No.	Action	Description	Division(s)	Status	Target Completion Date
4.1	Health, Homelessness and Housing Planning and Operations Table	Recommendations from the Community Consultation included the development of a Health, Homelessness and Housing Integrated Planning and Operations Table, including representatives from the homelessness, housing, and health sectors and police.	Social Services Housing Operations Housing Services Planning Services Corporate Security & By-law	In progress Following the approval of the updated Community Safety and Well-being Plan (CSWB) for Greater Sudbury in May 2025, which outlines the updated CSWB Committee structure, it is anticipated the Planning Table will act as an Action Table within the updated structure to align CSWB and Roadmap to End Homelessness initiatives and outcomes.	Q3 2025 In alignment with Community Safety & Well-being Plan.
4.2	Lived Experience Advisory Group	Through the Community Consultation, the development of an Advisory Group of people with lived experience to advise on homelessness system planning was recommended. This Advisory Group would	Social Services Purchasing	In progress In March 2025, staff initiated an Expression of Interest (EOI) for the Administration of a Lived Experience Advisory Group on Homelessness to determine interest from organizations. The Advisory Group will support the implementation of initiatives outlined in the Roadmap to End Homelessness to ensure a person-centered approach	Q4 2025

		be administered and facilitated by an external organization.		throughout the homelessness system. Next steps for this initiative are currently under development.	
4.3	Support Indigenous Healing and Well-being	1) Invest in Indigenous-led housing programs. 2) Support Indigenous-led agencies in their homelessness planning 3) Embed culturally appropriate services throughout the homelessness-serving sector.	Social Services	In progress	Q2 2026 – strategy development
4.4	Workforce Strategy	Develop a workforce strategy to attract and retain skilled staff in the social services sector.	Social Services	Not started	Q1 2026 – strategy development
4.5	Trauma-informed Approach	Provide additional training opportunities to internal staff and service delivery partners on trauma-informed approaches to service delivery to increase engagement with individuals experiencing homelessness and those who are at-risk.	Social Services	In progress In January 2025, 40 staff participated in a two-day Trauma Informed Care (TIC) training to support service delivery and increase trust when delivering services to vulnerable populations. Representatives attending the training included staff from CGS Children and Social Services, Housing Operations, and community organizations. Staff are currently developing next steps following this training to support further continuous improvement efforts related to trauma informed approaches.	Q1 2026 – strategy development

Status	Action Items
Complete	2
In progress	20
Not started	4
Total	26

Appendix E - Roadmap to End Homelessness Logic Model

Vision/Goal: To achieve functional zero homelessness in Greater Sudbury by 2030

Resources:

- Federal funding
- Provincial funding
- Municipal funding
- Internal CGS staff
- Service delivery partners

Activities	Outputs	Short-term Outcomes	Intermediate Outcomes	Long-term Outcomes
What strategies/programs are currently in place or will be implemented?	What are tangible products of our activities?	What changes do we <i>expect</i> to occur within the short-term?	What changes do we <i>want</i> to see after that?	What changes do we <i>hope</i> to see over time?
Pillar 1: Prevention – homelessness is rare				
<ul style="list-style-type: none">• Affordable Housing Supply (e.g., deep-core, rent supplements, housing allowances, private market)• CHPI program (including expansion to program)• Client Navigators• Affordable Housing CIP• Action Research Project on Chronic Homelessness (ARCH)• Rent Bank• Internal Policy Review• Housing Loss Prevention Strategy• Strengthen Partnerships with Provincial Systems and Other Sectors• Communications Strategy – NIMBY-ism• Advocacy – rent supplements, affordable housing, social assistance rates	<ul style="list-style-type: none">• Affordable housing developments and investments (deep-core, rent supplements, housing allowances, private market, AHCIP, land-banking)• Individuals supported with housing loss prevention through CHPI, Client Navigators, rent bank, housing loss prevention strategy• Communications to community to reduce NIMBY-ism• Strategies implemented to	<ul style="list-style-type: none">• Individuals experiencing homelessness move into affordable housing• Evictions prevented through CHPI, Client Navigators, rent bank, housing loss prevention strategy• Adequate supports are available to support the needs of people at-risk of homelessness• Discharge planning	<ul style="list-style-type: none">• Reduction of people who become newly homeless each month (50% reduction target)• Reduction of people who return to homelessness each month (50% reduction target)• Reduction of people who are at-risk of homelessness due to increased affordable housing supply, improved building conditions	<ul style="list-style-type: none">• Further reduction of people who become newly homeless each month (functional zero target)• Further reduction of people who return to homelessness each month (functional zero target)

	<p>address youth homelessness (ARCH)</p> <ul style="list-style-type: none"> • Internal policies reviewed and updated to ensure alignment between departments • Partnerships strengthened with provincial systems and other sectors • Advocacy to upper levels of government on increased rent supplements, affordable housing development and social assistance 	<p>processes are strengthened within provincial institutions preventing exits into homelessness</p> <ul style="list-style-type: none"> • Housing conditions are improved through partnerships with other sectors (e.g., public health, by-law) increasing housing retention • Increased investments in affordable housing, rent supplements and social assistance due to advocacy • NIMBY-ism is reduced 	<p>and increased social assistance</p>	
Pillar 2: Rapid re-housing/diversion – homelessness is brief				
<ul style="list-style-type: none"> • Emergency Shelters • Flex Funds • Bridge Housing • Client Navigators • Rapid Re-housing • Urgent Status – RGI Waitlist • Strategy to reduce discrimination and racism • Identification Bank 	<ul style="list-style-type: none"> • Individuals access emergency shelters, bridge housing and identification bank • Individuals are supported to obtain housing through client navigators, rapid re-housing, urgent status, flex funds, bridge housing • Strategies implemented to reduce discrimination and 	<ul style="list-style-type: none"> • Housing is obtained through client navigators, rapid re-housing, urgent status, flex funds, bridge housing • Discrimination and racism is reduced towards individuals experiencing homelessness in the rental market, leading to 	<ul style="list-style-type: none"> • Reduction of individuals actively homeless in the community (50% reduction target) • Average length of time to become housed through the By-Name List and Urgent Status is reduced (50% reduction target) • Individuals achieve housing stability and 	<ul style="list-style-type: none"> • Reduction of individuals actively homeless in the community (functional zero target) • Average length of time to become housed through the By-Name List and Urgent Status is further reduced (target 30 days to become housed)








	racism in the rental market	increased housing opportunities and outcomes	remain housed after 12 months	<ul style="list-style-type: none"> • Individuals remain housed long-term • Reduction of emergency department visits due to shortened experience of homelessness
Pillar 3: Supportive housing and wrap-around services – homelessness is non-recurring				
<ul style="list-style-type: none"> • Supportive Housing • Housing First program • Coordinated access • Veteran Homelessness program • Community Housing engagement • Advocacy – supportive housing • Transitional Emergency Shelter models • Transitional Housing for priority populations 	<ul style="list-style-type: none"> • Individuals housed through supportive housing, housing first program, transitional housing, veteran homelessness program • Individuals prioritized for housing programs through coordinated access • Advocacy to upper levels of government on investments to supportive housing • Engagement opportunities provided through community housing to tenants • Emergency shelter models converted to transitional housing 	<ul style="list-style-type: none"> • Increased supportive housing developments • Individuals become housed in transitional housing converted from emergency shelters • Individuals become housed through coordinated access in housing programs that match their level of need (supportive housing, housing first, transitional housing, veteran homelessness program) • Community housing tenants participate in engagement opportunities 	<ul style="list-style-type: none"> • Reduction of people who return to homelessness each month (50% reduction target) • Individuals housed in supportive housing programs achieve housing stability and remain housed after 12 months • Improvements to health outcomes of supportive housing participants • Individuals enroll in job training programs or achieve employment following becoming housed • Increased participation by community housing tenants in engagement opportunities 	<ul style="list-style-type: none"> • Further reduction of people who return to homelessness each month (functional zero target) • Individuals housed in supportive housing programs remain housed and successfully transition out of the program into community • Further improvements to health outcomes of supportive housing participants • Individuals exit social assistance programs and enter full-time employment

Pillar 4: System-level Recommendations				
<ul style="list-style-type: none"> • Develop Health, Housing and Homelessness Integrated Planning and Operations Table • Develop Workforce Strategy • Develop Lived Experience Advisory group • Strategies to support Indigenous Healing and Well-being • Trauma-informed approach to service delivery 	<ul style="list-style-type: none"> • Partners participate in the Health, Housing and Homelessness Integrated Planning and Operations Table • Strategies implemented to recruit and retain skilled staff in the sector • Individuals participate in the lived experience advisory group • Strategies implemented to support indigenous healing and well-being • Trauma informed approaches implemented sector-wide 	<ul style="list-style-type: none"> • Advocacy to upper levels of government on priority areas identified through the Integrated Table • Increased recruitment and retention of staff in the sector • Lived experience advisory group participates in system planning • Support provided for indigenous systems planning • Increased engagement with homeless population due to trauma training 	<ul style="list-style-type: none"> • Priority items are achieved through advocacy of the Integrated Table • Agencies continue to recruit and retain staff • Indigenous healing and well-being is improved due to system approach • Improved housing outcomes due to trauma informed approaches 	<ul style="list-style-type: none"> • System conditions are achieved to support functional zero homelessness (e.g., agencies have adequate staff to support programs, coordinated system planning occurs, staff receives adequate training to support housing outcomes) • Reduction of over-representation of Indigenous population within the homeless population





A By-Name List is a real time list of people who are experiencing homelessness in Greater Sudbury and have consented to be added to the list. The list is used for the Coordinated Access System to match people to available housing that meets their level of need. The data collected from the By-Name list provides insights into homelessness within our community.

For more information, visit: Coordinated Access System at [greatersudbury.ca](https://www.greatersudbury.ca)

Outcome Indicator	2023	2024	Outcome Achieved
Homelessness is reduced overall and for specific populations (i.e., Indigenous)	237 people were identified as actively homeless on the By-Name List	284 people were identified as actively homeless on the By-Name List	
	109 identify as Indigenous	140 identify as Indigenous	
Chronic homelessness is reduced (homeless for at least six months [180 days] over the past year; or recurrent experiences of homelessness over the past three years, with a cumulative duration of 18 months)	196 experiencing chronic homelessness	236 experiencing chronic homelessness	
New inflows into homelessness are reduced	301 individuals were newly identified to the By-Name List	292 individuals were newly identified to the By-Name List	
Returns to homelessness are reduced	78 returns to homelessness*	91 returns to homelessness*	
Not federal requirements			
Move-ins to housing increased	184 move ins to housing*	167 move ins to housing*	
Individuals remaining housed increased	146 (79%) of individuals housed in 2023 remained housed on December 31, 2023	127 (76%) of individuals housed in 2024 remained housed on December 31, 2024	


* may include the same individual becoming housed, returning to homelessness and/or being housed again more than once during the year

 Outcome achieved
 Outcome not achieved

Encampments

The number of people experiencing homelessness and living in a homeless encampment increased in 2024. A homeless encampment is defined as an outdoor location with a visible structure that can take many forms such as tents, shanties or shacks, where two or more individuals live.

113
individuals residing in encampments across 30 locations as of December 31, 2023

**200**
individuals residing in encampments across 42 locations as of December 31, 2024

Emergency Shelters








in 2023
827
different individuals accessed an emergency shelter program
77
contracted emergency shelter beds

in 2024
745
different individuals used an emergency shelter program
79
contracted emergency shelter beds





Une liste de priorité par nom est une liste en temps réel des personnes étant en situation d'itinérance dans le Grand Sudbury qui ont consenti à l'inscription de leur nom sur la liste. Cette liste est utilisée dans le cadre du système d'accès coordonné pour mettre les personnes en contact avec le niveau de logement qui répond le mieux à leurs besoins. Les données recueillies au moyen de la liste de priorité par nom peuvent informer les communautés sur la question de l'itinérance.

Renseignements additionnels : Système d'accès coordonné grandsudbury.ca

Indicateur des progrès	2023	2024	Résultats atteints
L'itinérance a été réduite de façon générale et au sein de populations précises (p. ex., les Autochtones)	237 personnes ont été identifiées comme étant activement en situation d'itinérance sur la liste de priorité par nom	284 personnes ont été identifiées comme étant activement en situation d'itinérance sur la liste de priorité par nom	
	109 personnes se sont identifiées d'Autochtone	140 personnes se sont identifiées d'Autochtone	
L'itinérance chronique a été réduite (sans abri pendant au moins 6 mois ou 180 jours au cours de la dernière année; sans abri par intermittence au cours des trois dernières années, pour une durée cumulative de 18 mois)	196 personnes connaissent une itinérance chronique	236 personnes connaissent une itinérance chronique	
Le nombre de nouveaux sans-abri a été réduit	301 personnes ont été ajoutées à la liste de priorité par nom	292 personnes ont été ajoutées à la liste de priorité par nom	
Les retours à l'itinérance ont été réduits	78 personnes sont retournées à l'itinérance*	91 personnes sont retournées à l'itinérance*	
Ce ne sont pas des exigences fédérales			
Le nombre de personnes ayant emménagé dans un logement a augmenté	184 personnes ont emménagé dans un logement*	167 personnes ont emménagé dans un logement*	
Le nombre de personnes ayant conservé leur logement a augmenté	146 (79 %) personnes ayant obtenu un ayant reçu un logement en 2023 étaient encore logées le 31 décembre 2023	127 (76%) personnes ayant obtenu un logement ayant reçu un logement en 2024 étaient encore logées le 31 décembre 2024	

* peut comprendre une même personne ayant obtenu un logement, étant retournée à l'itinérance et/ou ayant été logée plus d'une fois durant l'année

 Résultats atteints
 Résultats non atteints

Campements

Le nombre de personnes en situation d'itinérance vivant dans un campement de sans-abri a augmenté en 2024. Un campement de sans-abri est défini comme un endroit à l'extérieur ayant une structure visible qui peut prendre de nombreuses différentes formes (y compris celles de tentes, d'abris de fortune ou de constructions précaires) et où deux personnes ou plus vivent.

113
personnes habitaient dans des campements à 30 différents emplacements depuis le 31 décembre 2023

200
personnes habitaient dans des campements à 42 différents emplacements depuis le 31 décembre 2024

Refuges d'urgence

en 2023
827
personnes différentes ont eu accès à un refuge d'urgence
77
lits d'urgence financés

en 2024
745
personnes différentes ont eu accès à un refuge d'urgence
79
lits d'urgence financés



Greater Sudbury 2024 By-Name List Report



Background

The City of Greater Sudbury implemented a By-Name List and Coordinated Access System in July 2021, as a requirement under Federal Reaching Home and Provincial Homelessness Prevention Program funding agreements. The By-Name List is a real-time list of people experiencing homelessness in Greater Sudbury, who have consented to add their name to the list. The By-Name List is a component of the Coordinated Access System.

The City of Greater Sudbury's Coordinated Access System is a collaboration of community agencies that work together to help people experiencing homelessness find and maintain housing. The participating agencies have trained staff to add names to the By-Name List, work collaboratively to support people experiencing homelessness, and meet regularly to match people to available housing supports that meet their needs. Each agency has signed a data-sharing agreement with the City to maintain privacy and confidentiality.

In 2024, the community partner agencies were:

- Le Centre de santé communautaire du Grand Sudbury (as lead agency for the Homelessness Network and including staff from John Howard Society, Elizabeth Fry Society, N'Swakamok Native Friendship Centre, Sudbury Action Centre for Youth, and L'association des jeunes de la rue [Community Outreach])
- Sudbury Action Centre for Youth (SACY) - ended March 2024
- Canadian Mental Health Association – Sudbury/Manitoulin (CMHA)
- Salvation Army (Cedar Place Emergency Shelter)
- Monarch Recovery Services
- Ontario Aboriginal Housing Services (OAHS)
- N'Swakamok Native Friendship Centre
- Sudbury District Nurse Practitioner Clinic
- Elizabeth Fry Society (Safe Harbour House)
- Réseau Access Network
- Health Sciences North
- City of Greater Sudbury (CGS) Social Services

To add individuals to the By-Name List, homelessness service providers complete a consent form, intake form and assessment tool with the individual. The assessment tool determines the level of support needed to help the individual find and maintain housing. New additions may include individuals who have been homeless in our community for some time, have become newly homeless in the community, have relocated to our community, or have recently been released from a provincial Institution, such as hospital or jail.

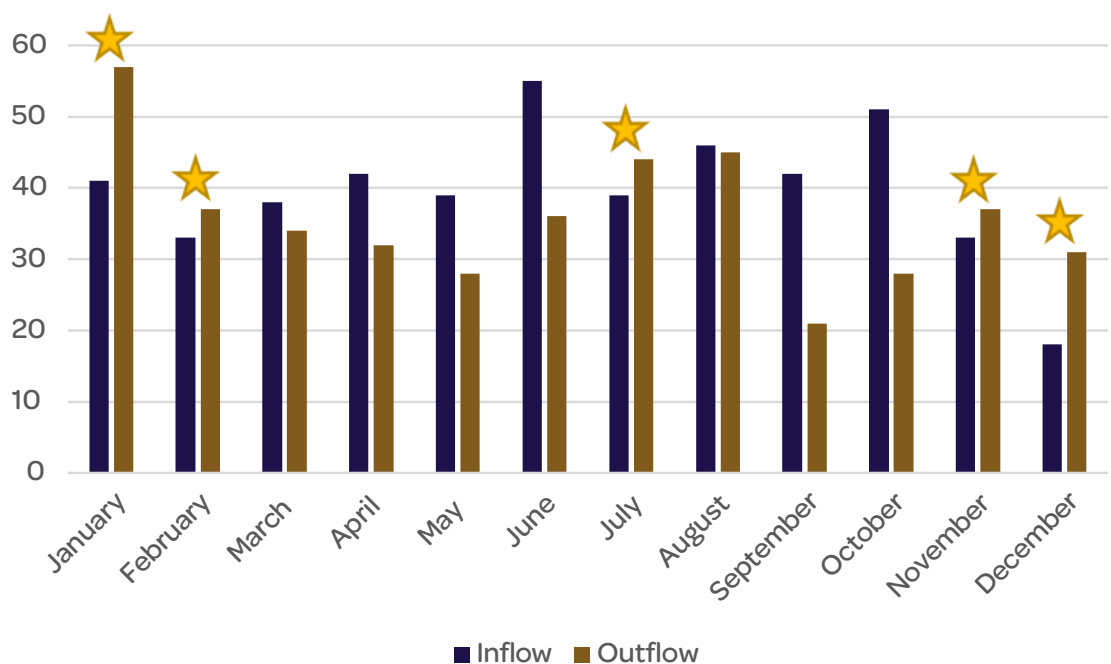
The By-Name List is not inclusive of everyone experiencing homelessness in Greater Sudbury. The By-Name List is a subset of individuals experiencing homelessness in Greater Sudbury, who have consented to add their name to the By-Name List. Individuals not included on the By-Name List are those who are unknown to homelessness service providers (e.g., individuals temporarily staying with family or friends, in hospital, corrections, etc.) and individuals who decline to consent and require continuous engagement by service providers.

Data collected from the By-Name List is used locally to help inform the homelessness response in Greater Sudbury. In addition, the data is used on a national level to measure progress towards ending chronic homelessness across Canada. In October 2023, the City was recognized by Built for Zero Canada for being the 12th community in Canada to achieve Basic Quality Coordinated Access. A quality Coordinated Access system is transparent, accessible, effective and efficient at identifying, assessing, prioritizing and matching people experiencing homelessness to housing solutions as quickly as possible. Information about the By-Name List and Coordinated Access can be found on the [City's website](#).

Summary

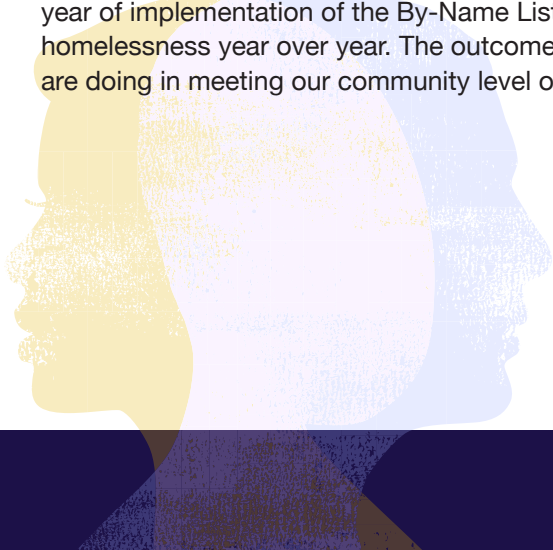
Data on the By-Name List is tracked in real time and reported on monthly. Data captured includes the inflow of people into the homelessness system (newly identified to the List, returned from inactive status or returned from housing), and the outflow of people off the List (becoming housed, or moved to inactive). On December 31, 2024, the number of actively homeless individuals on the List was 284. This is an increase from both 2023 (237) and 2022 (181).

Although the overall inflow to homelessness was greater than the overall outflow from homelessness in 2024, there were several months when that trend was reversed.



The stars highlight months when the outflow was greater than the inflow, namely in January, February, July, November and December.

This report outlines key data points captured through the By-Name List in 2024. The year 2022 was the first full year of implementation of the By-Name List and serves as a baseline for monitoring progress in the reduction of homelessness year over year. The outcomes from 2024 are compared to both 2022 and 2023 to measure how we are doing in meeting our community level outcomes.



Community Level Outcomes

Community level outcomes mandated by the federal government include:

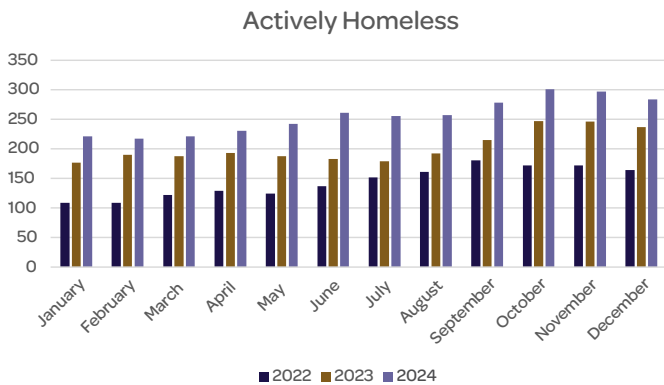
- 1 Homelessness is reduced overall and for specific populations (i.e., Indigenous)
- 2 Chronic homelessness is reduced
- 3 New inflows into homelessness are reduced
- 4 Returns to homelessness are reduced

These indicators are monitored on a yearly basis to measure progress towards reductions in the community.

1. Homelessness is reduced overall and for specific populations

Actively Homeless overall

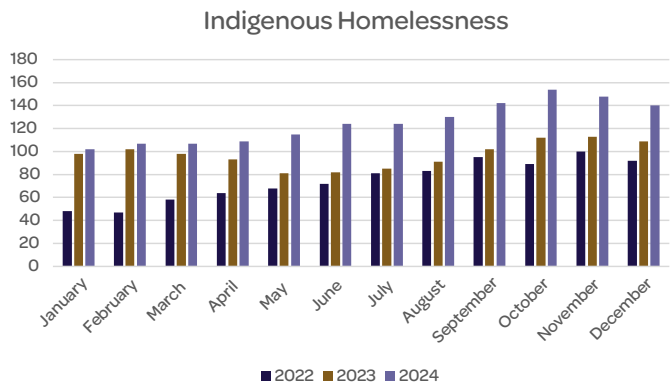
The By-Name List maintains real time data of people who are currently homeless in our community. As individuals become housed, leave the community or lose contact with community agencies, they are removed from the actively homeless list.



The number of actively homeless individuals in the community continues to rise. On December 31, 2024, the number of actively homeless individuals was 284. The highest number of actively homeless individuals was on October 31, 2024, at 301.

Indigenous Homelessness

As of December 31, 2024, the number of actively homeless individuals on the List who identified as Indigenous was 140, accounting for 49% of the total actively homeless individuals. As of December 31, 2023, 109 (44%) actively homeless individuals on the List identified as Indigenous. As of December 31, 2022, 92 (56%) actively homeless individuals on the List identified as Indigenous.



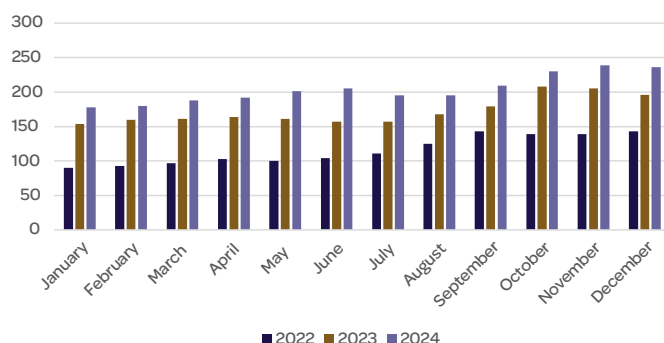
2. Chronic homelessness is reduced

As defined by the federal government, chronic homelessness on the By-Name List is defined as:

- Homeless for at least six months (180 days) over the past year; or
- Recurrent experiences of homelessness over the past three years, with a cumulative duration of 18 months (1.5 years or 546 days).

Reducing the number of people experiencing chronic homelessness in the community is a key outcome identified by both the provincial and federal governments.

Chronic Homelessness

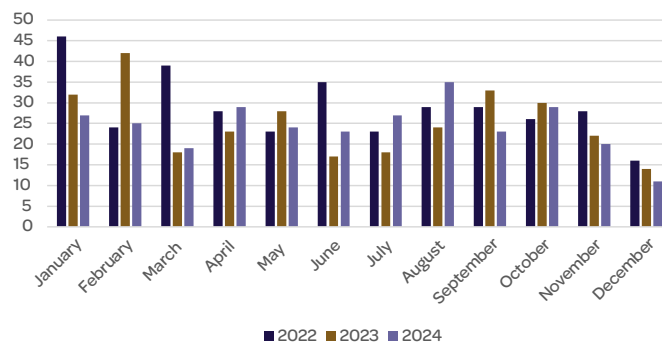


As of December 31, 2024, the number of individuals on the List experiencing chronic homelessness was 236, accounting for 83% of the total number of actively homeless individuals. This is in comparison to December 31, 2023, at 79% (196) and December 31, 2022, at 87% (143).

3. New inflows into homelessness are reduced

New Additions to the By-Name List (Inflows)

New Additions to the By-Name List



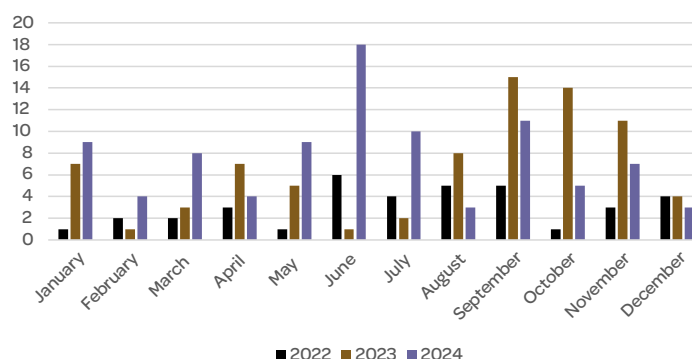
In 2024, 292 individuals were newly identified on the By-Name List through various homelessness service providers. This is a decrease from both 2023 with 301 individuals and 2022 with 346 individuals newly identified to the By-Name List.

*Since July 2021 when the By-Name List process began, 1,076 individuals have been added to the By-Name List, up to December 31, 2024.

4. Returns to homelessness are reduced

Returns to Homelessness

Returns to Homelessness



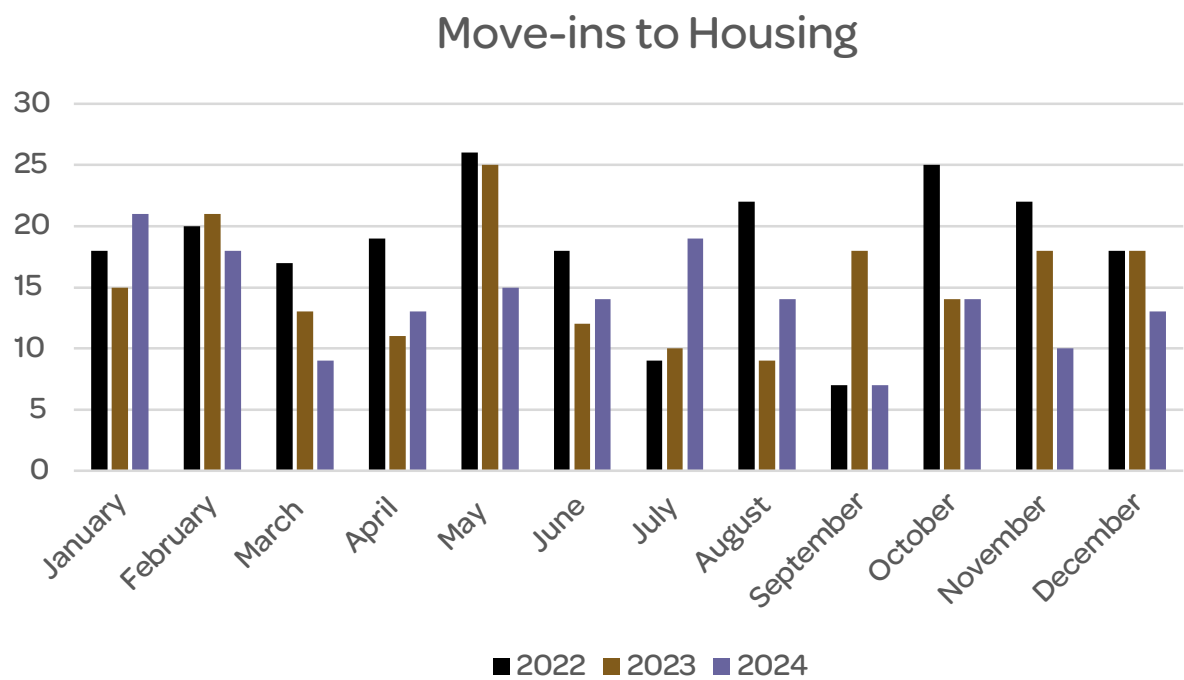
Returns to homelessness indicates an individual was experiencing homelessness and added to the By-Name List, became housed and subsequently lost their housing. In 2024, there were 91 returns to homelessness, which may include the same individual becoming housed and returning to homelessness more than once during the year. In 2023, there were 78 returns to homelessness and in 2022, there were 37 returns to homelessness.



Other By-Name List Measures

Move-ins to Housing

In 2024, there were 167 move-ins to housing. This may include the same individual moving into housing multiple times throughout the year, on occasion. Of the 167 move-ins, 127 (76%) households remained housed as of December 31, 2024. In 2023, there were 184 move-ins into housing, with 146 (79%) remaining housed as of December 31, 2023. In 2022, there were 221 move-ins into housing, with 189 (86%) individuals remaining housed as of December 31, 2022.

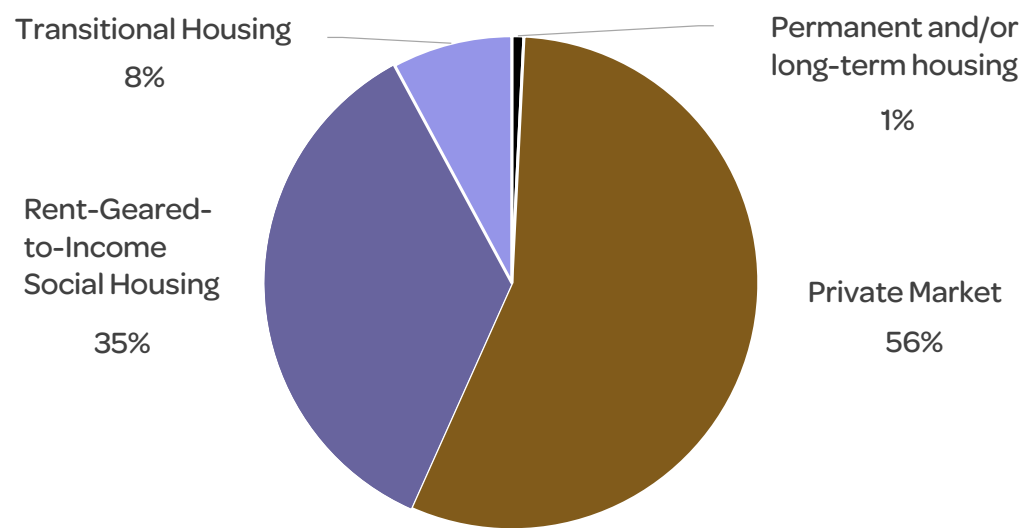


Housing Types Secured

During 2024, the main housing type secured was private market (56%, 71). This is consistent with 2023 results, albeit a higher percentage in 2023 (70%, 102). Households also secured housing from the Sudbury Housing waitlist (35%, 45), an increase from 2023 (21%, 31).

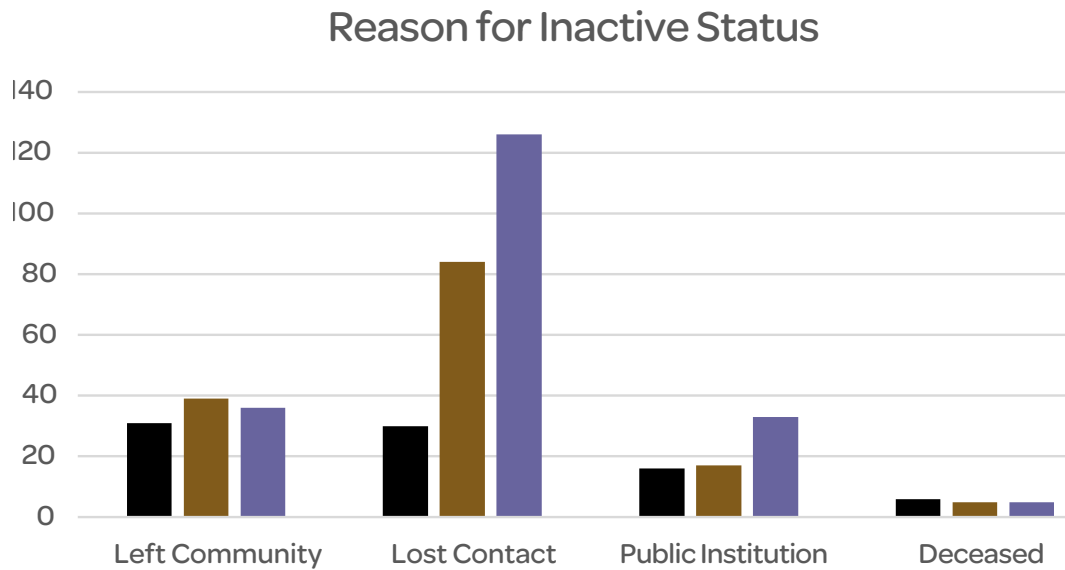
Transitional housing programs offer supportive housing with a time-limited stay, intended to support individuals to move to permanent housing. In both 2024 (10) and 2023 (11), 8% of households secured transitional housing placements. Similarly, only 1% of households were able to find other types of housing in both 2024 (1) and 2023 (2). During 2022, 53% (101) of housing secured was through the private market, 29% (55) through the Sudbury Housing waitlist, 13% (24) through transitional housing programs, and 5% (9) through other types of housing.

Housing Types Secured



Inactive

As of December 31, 2024, 200 individuals were moved to inactive on the By-Name List. In 2023, there were 145 individuals moved to inactive and in 2022 there were 83.



Individuals are moved to the inactive list if they:

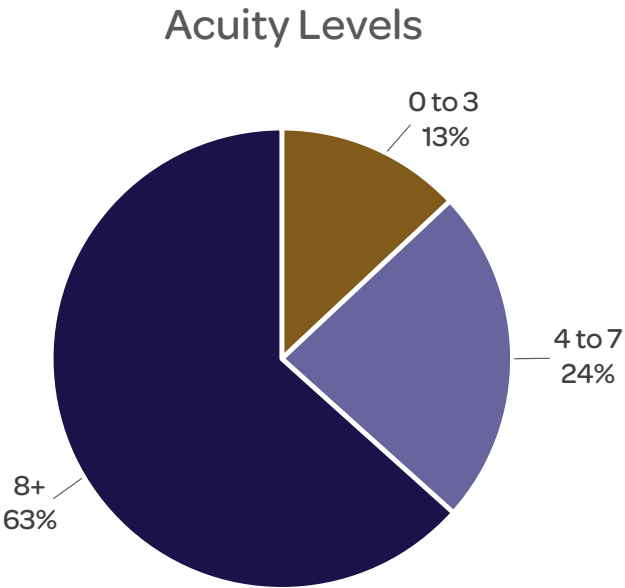
- have moved out of the area
- are missing or without contact with a homelessness agency for 60 days or more
- have moved into systems (i.e., hospitalized, correctional facility, etc.)
- become deceased

Of the 200 individuals who were moved to inactive status on the By-Name List in 2024, 36 left the community, 126 lost contact with homelessness serving agencies in the community, 33 moved into a public institution long-term (hospital, treatment, corrections) and 5 were removed due to becoming deceased.

Persons who have become inactive can be added back onto the active list if they return to a homeless situation in the community. In 2023, of the 145 individuals moved to inactive status, 39 left the community, 84 lost contact with homelessness serving agencies, 17 moved into a public institution and 5 were deceased. In 2022, of the 83 individuals moved to inactive status, 31 left the community, 30 lost contact with homelessness serving agencies, 16 moved into a public institution and 6 were deceased.

Acuity Levels

Acuity refers to an assessment of the level of complexity of a person’s experiences. It is used to determine the appropriate level, intensity and frequency of case managed supports to sustainably end a person’s homelessness.

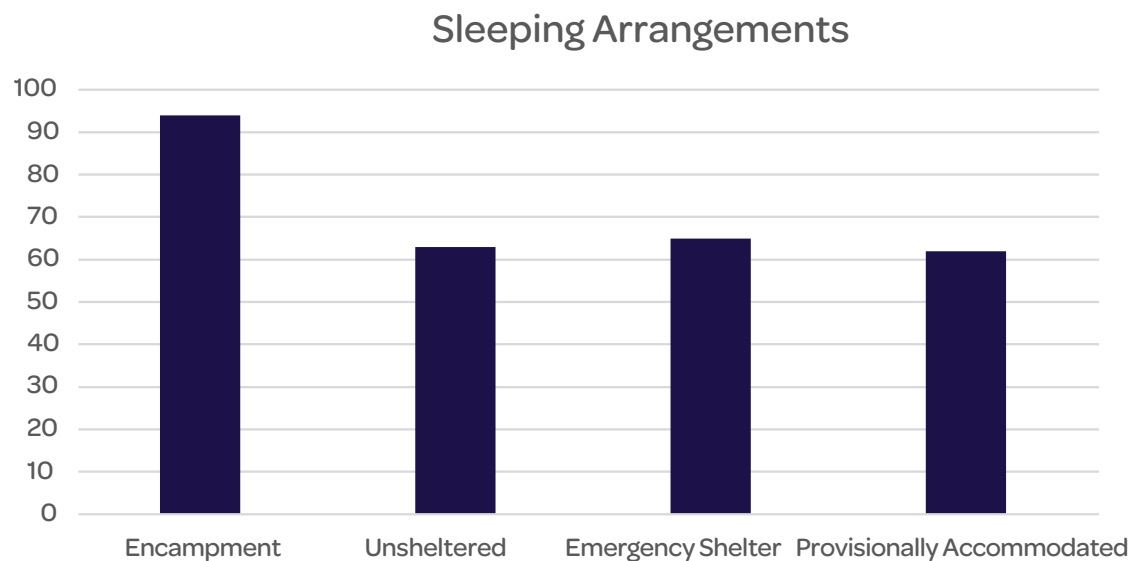


Of the 292 individuals who were added to the By-Name List in 2024, 13% were assessed as low acuity (38), 24% were assessed as mid-acuity (69) and 63% were assessed as high acuity (185). Of the 301 individuals who were added to the By-Name List in 2023, 8% were assessed as low acuity (24), 22% were assessed as mid-acuity (66) and 70% were assessed as high acuity (211). Of the 346 individuals who were added to the By-Name List in 2022, 6% were assessed as low acuity (21), 23% were assessed as mid-acuity (77) and 71% were assessed as high acuity (242).

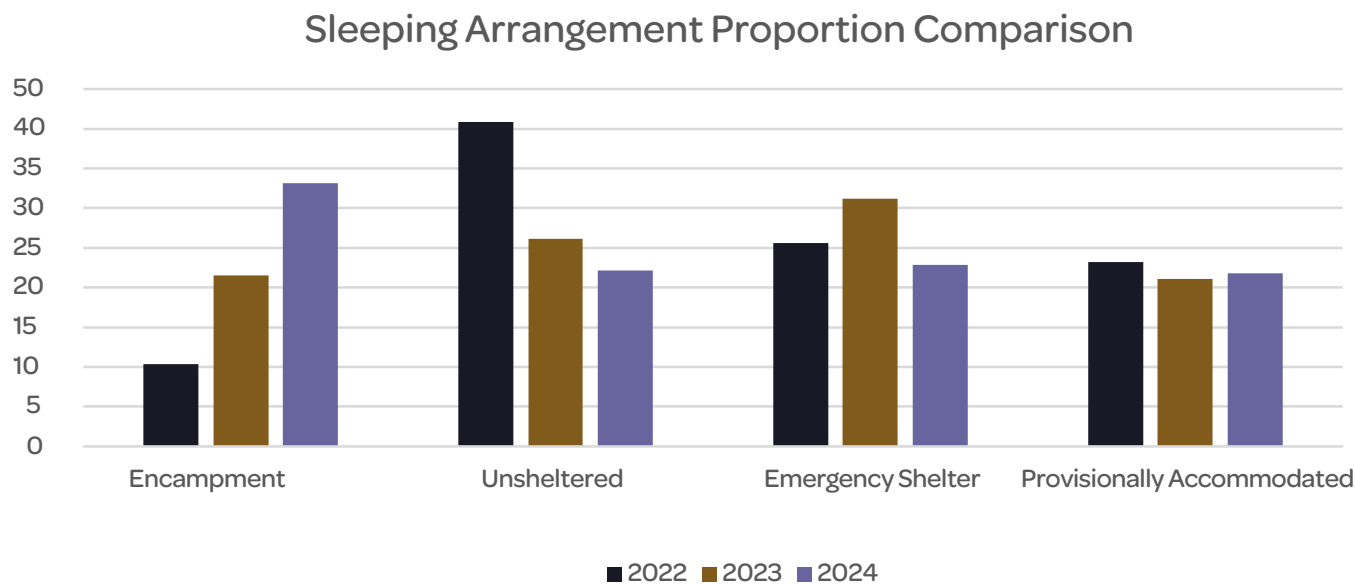
Individuals were assessed upon intake to the By-Name List through the VI-SPDAT (Vulnerability Index – Service Prioritization Decision Assistance Tool) or the Wiidookodaadiwin Ozhi Assessment, developed by Ontario Aboriginal Housing Services. A score of 0-3 indicates the individual does not require a housing intervention, a score of 4-7 indicates the individual requires a rapid re-housing intervention or light touch supports to obtain housing, and a score of 8 or higher indicates the individual requires additional support to obtain and remain housed, such as permanent supportive housing or a Housing First intervention.



Sleeping Arrangements



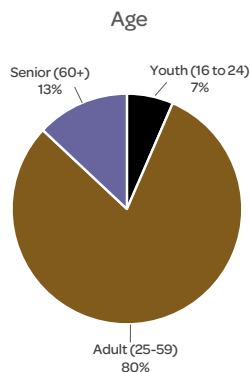
As of December 31, 2024, there were 284 individuals experiencing homelessness on the By-Name List. Of the 284 individuals experiencing homelessness, 94 were residing in encampments (tents), 63 were unsheltered (abandoned buildings, cars, stairwells), 65 were in emergency shelters and 62 were provisionally accommodated or unknown (couch surfing, hospital, corrections, hotel, etc.).



The proportion of individuals experiencing homelessness in encampments has increased from 2023 (22%, 51) and 2022 (10%, 17), whereas the proportion of individuals experiencing unsheltered homelessness has decreased for 2023 (26%, 62) and 2022 (41%, 67). The proportion of individuals experiencing homelessness and making use of emergency shelters was 31% (74) in 2023 and 26% (42) in 2022. The proportions for provisional accommodation has remained relatively stable at 21% (50) in 2023 and 23% (38) in 2022.

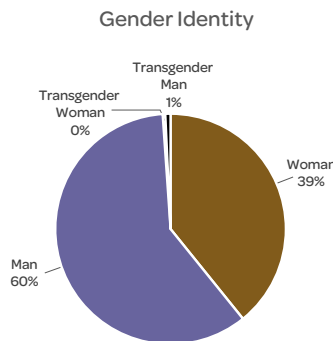
Demographics

Age



The majority of individuals added to the By-Name List in 2024 were adults between the age of 25 and 59 (80%, 235). 7% of individuals were youth ages 16 to 24 (23) and 13% of individuals were seniors (38). There was an increase in the proportion of seniors added in 2024, from 6% in both 2022 (22) and 2023 (18) to 13% in 2024. There was a slight decrease in the percentage of both adults and youth in 2024. Adults accounted for 86% of individuals added to the By-Name List in both 2023 (260) and 2022 (294). Youth accounted for 8% of the individuals added to the By-Name List in both 2023 (23) and 2022 (26).

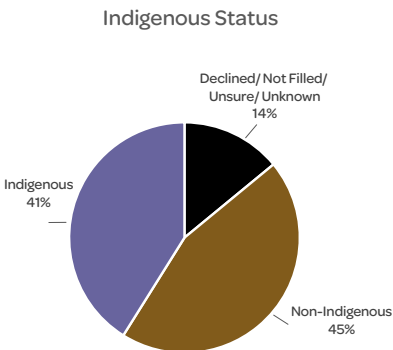
Gender Identity



60% of individuals added to the By-Name List in 2024 identified as a man (163), 39% identified as a woman (107), 1% identified as a transgender man (2) and 0% identified as a transgender woman (1). These proportions have remained relatively consistent throughout the past three years.

*11 individuals did not provide information for this indicator.

Indigenous Status



Of the 292 individuals added to the By-Name List in 2024, 45% identified as non-Indigenous (131) and 41% identified as Indigenous (120). 14% of individuals did not provide information for this indicator (41). In 2023, 40% (120) of individuals added to the By-Name List identified as Indigenous, 50% (174) in 2022. In the 2021 census, Indigenous people made up 11% of the overall population in Greater Sudbury.





Rapport de 2024 sur la liste de priorité par nom du Grand Sudbury



Contexte

La Ville du Grand Sudbury a mis en place une liste de priorité par nom et un système d'accès coordonné en juillet 2021 afin de satisfaire les exigences stipulées par les accords de financement de la stratégie fédérale Vers un chez soi et du Programme provincial de prévention de l'itinérance. La liste de priorité par nom est une liste en temps réel des personnes qui se trouvent en situation d'itinérance à Grand Sudbury et qui ont consenti à l'inclusion de leur nom sur la liste. La liste de priorité par nom est une composante clé du système d'accès coordonné.

Le système d'accès coordonné de la Ville du Grand Sudbury est un effort concerté d'organismes communautaires qui travaillent ensemble pour aider les personnes en situation d'itinérance à trouver un logement et à le maintenir. Les organismes participants font appel à des employés qualifiés qui ajoutent des noms à la liste de priorité par nom, qui travaillent ensemble pour appuyer les personnes en situation d'itinérance et qui se réunissent régulièrement pour mettre ces personnes en contact avec les soutiens disponibles qui répondent à leurs besoins en logement. Chaque organisme a conclu une entente de partage des données avec la Ville du Grand Sudbury en vue de protéger la vie privée et de préserver la confidentialité.

En 2024, les organismes partenaires comprenaient :

- Le Centre de santé communautaire du Grand Sudbury (en tant qu'organisme de direction du Réseau des sans-abri, comprenant des employés de la Société John Howard, de la Société Elizabeth Fry, du N'Swakamok Native Friendship Centre, du Centre d'action pour les jeunes de Sudbury et de l'Association des jeunes de la rue [lesquels forment les services d'approche communautaire])
- le Centre d'action pour les jeunes de Sudbury – qui a fermé ses portes en mars 2024;
- l'Association canadienne pour la santé mentale – Sudbury/Manitoulin (ACSM-S/M);
- l'Armée du Salut (refuge d'urgence de la Place Cedar);
- les Services de rétablissement Monarch;
- Ontario Aboriginal Housing Services (OAHS);
- le N'Swakamok Native Friendship Centre;
- la Sudbury District Nurse Practitioner Clinic;
- la Société Elizabeth Fry (Maison de refuge);
- le Réseau Access Network;
- Horizon Santé-Nord;
- les Services sociaux de la Ville du Grand Sudbury (VGS).

Pour ajouter le nom d'un particulier à la liste de priorité par nom, les fournisseurs de services à l'itinérance doivent remplir un formulaire de consentement, un formulaire d'admission et un outil d'évaluation avec le particulier. L'outil d'évaluation établit le niveau de soutien requis pour aider le particulier à se trouver un logement et à le maintenir. Les nouveaux ajouts à la liste peuvent comprendre des personnes étant en situation d'itinérance dans notre communauté depuis déjà un certain temps, des personnes nouvellement en situation d'itinérance dans la communauté, des personnes ayant été déplacées dans notre communauté ou encore des personnes ayant été libérées récemment d'un établissement public (comme un hôpital ou une prison).

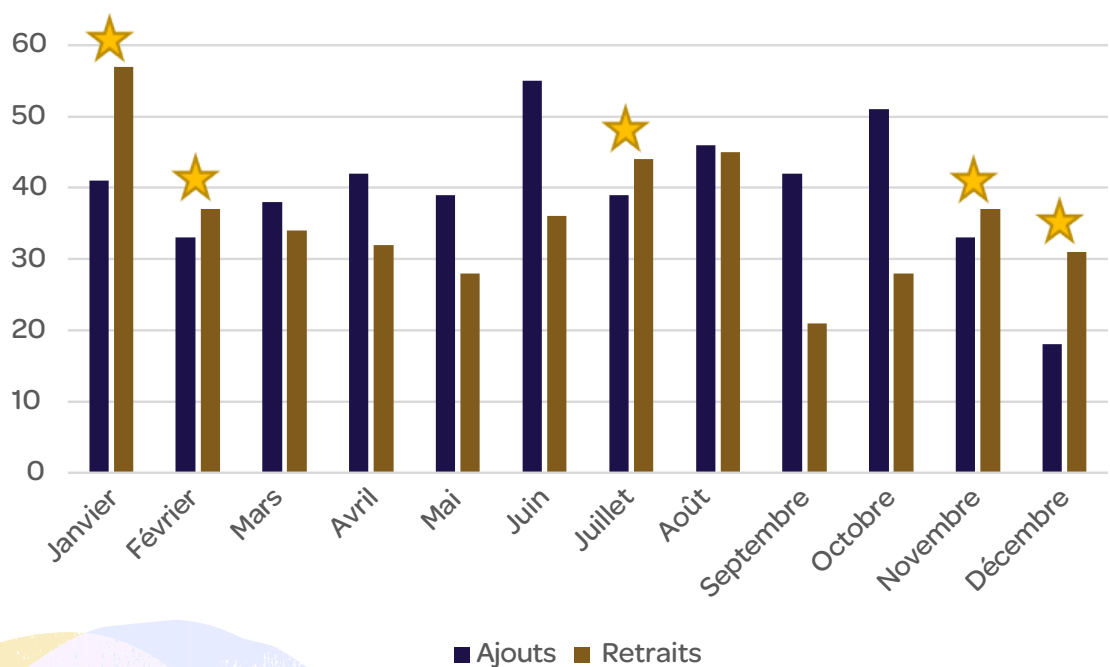
La liste de priorité par nom ne comprend pas toutes les personnes en situation d'itinérance à Sudbury. La liste est un sous-groupe des personnes en situation d'itinérance à Grand Sudbury qui ont consenti à l'inclusion de leur nom sur la liste de priorité par nom. Les personnes non incluses sur la liste de priorité par nom peuvent comprendre des personnes que les fournisseurs de services à l'itinérance ne connaissent pas (p. ex., les personnes qui habitent temporairement chez un ami ou un membre de la famille, les personnes qui séjournent dans un hôpital ou dans une prison, etc.) et celles qui refusent d'être incluses sur la liste et qui requièrent un engagement continu de la part des fournisseurs de services.

Les données recueillies grâce à la liste de priorité par nom sont utilisées à l'échelle locale pour informer la réponse à la situation d'itinérance à Grand Sudbury. Ces données servent aussi à l'échelle nationale, à mesurer les progrès réalisés dans la lutte contre l'itinérance chronique partout au Canada. En octobre 2023, le Grand Sudbury a été reconnu par Prêt pour zéro Canada comme étant la 12e communauté au Canada à offrir un accès coordonné de base de qualité. Un système d'accès coordonné est un moyen transparent, accessible, efficace et économe d'identifier et d'évaluer les personnes en situation d'itinérance, d'établir leur niveau d'urgence et de les mettre en contact avec des solutions de logement aussi rapidement que possible. Vous trouverez des renseignements sur la liste de priorité par nom et sur l'accès coordonné dans le site Web de la Ville du Grand Sudbury.

Résumé

Les données sur la liste de priorité par nom sont enregistrées en temps réel et sont communiquées tous les mois. Parmi les données saisies, notons l'ajout de personnes dans le système de l'itinérance (personnes nouvellement identifiées sur la liste ou encore retournées à l'itinérance d'un statut inactif ou d'un logement) et le retrait de personnes de la liste (personnes logées ou ayant passé au statut inactif). Le 31 décembre 2024, 284 personnes activement en situation d'itinérance figuraient sur la liste. Il s'agit d'une augmentation par rapport à la fois à 2023 (avec 237 personnes en situation d'itinérance) et à 2022 (avec 181 personnes en situation d'itinérance).

Bien que le nombre total d'ajouts soit supérieur au nombre total de retraits de la liste en 2024, cette tendance était inversée durant certains mois de l'année.



Les étoiles identifient les mois durant lesquels les ajouts étaient plus nombreux que les retraits, notamment en janvier, en février, en juillet, en novembre et en décembre.

Ce rapport montre les points de données clés saisis au moyen de la liste de priorité par nom en 2024. C'est en 2022 que nous avons utilisé la liste de priorité par nom pour la première fois pendant une année entière et nous utilisons cette année comme année de référence pour les besoins du suivi des progrès réalisés dans la réduction de l'itinérance d'une année à l'autre. Les résultats de 2024 sont comparés à la fois à ceux de 2022 et à ceux de 2023 afin de mesurer nos progrès dans la réalisation des résultats communautaires.

Résultats communautaires

Les résultats communautaires exigés par le gouvernement fédéral comprennent :

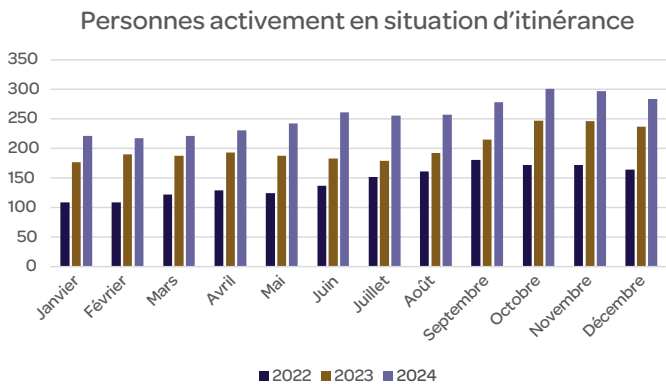
- 1 réduction de l’itinérance dans l’ensemble et pour des populations précises (p. ex., les Autochtones);
- 2 réduction de l’itinérance chronique;
- 3 réduction du nombre d’ajouts à l’itinérance;
- 4 réduction du nombre de retours à l’itinérance.

Ces indicateurs sont contrôlés annuellement afin de mesurer les progrès réalisés dans la réduction de l’itinérance dans la communauté.

1. Réduction de l’itinérance dans l’ensemble et pour des populations précises

Nombre total de personnes activement en situation d’itinérance

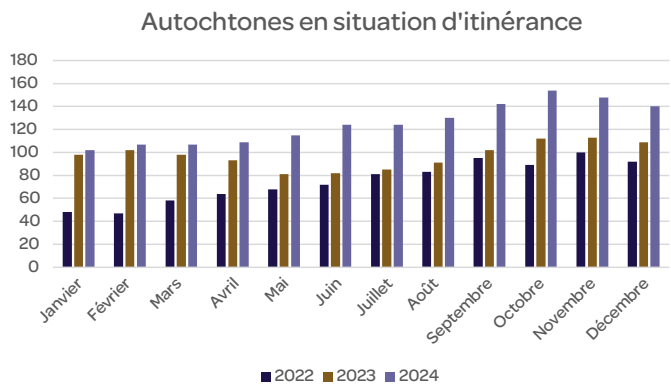
La liste de priorité par nom enregistre des données en temps réel sur les personnes qui sont actuellement en situation d’itinérance dans notre communauté. Au fur et à mesure que ces personnes trouvent un logement, quittent la communauté ou perdent contact avec les organismes communautaires, leur nom est retiré de la liste des personnes activement en situation d’itinérance.



Le nombre de personnes activement en situation d’itinérance dans la communauté continue d’augmenter. Le 31 décembre 2024, 284 personnes étaient activement en situation d’itinérance. Le plus grand nombre de personnes activement en situation d’itinérance ayant été enregistré, à savoir 301, était le 31 octobre 2024.

Autochtones en situation d’itinérance

Le 31 décembre 2024, le nombre de personnes activement en situation d’itinérance figurant sur la liste qui se sont identifiées d’Autochtones se chiffrait à 140, soit 49 % du nombre total de personnes activement en situation d’itinérance. Le 31 décembre 2023, 109 personnes activement en situation d’itinérance sur la liste (soit 44 %) s’étaient identifiées d’Autochtones. Le 31 décembre 2022, 92 personnes activement en situation d’itinérance sur la liste (soit 56 %) s’étaient identifiées d’Autochtones.



2. Réduction de l'itinérance chronique

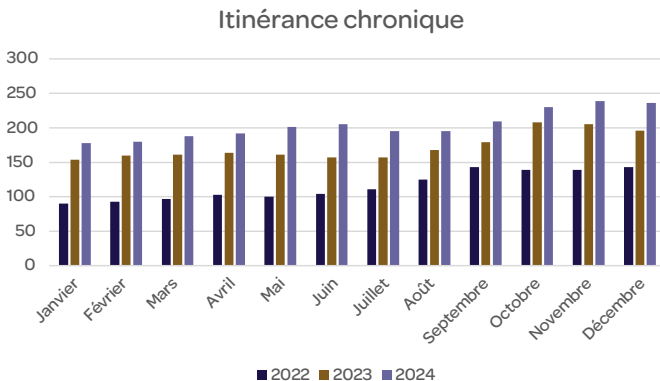
L'itinérance chronique

Le gouvernement fédéral définit comme suit l'itinérance chronique pour les besoins de la liste de priorité par nom :

être en situation d'itinérance pendant au moins six mois (180 jours) au cours de la dernière année; ou

connaître des épisodes récurrents d'itinérance au cours des trois dernières années, qui totalisent au moins 18 mois (1,5 an ou 546 jours).

La réduction du nombre de personnes en situation d'itinérance chronique dans la communauté est un résultat clé visé à la fois par le gouvernement fédéral et le gouvernement provincial.

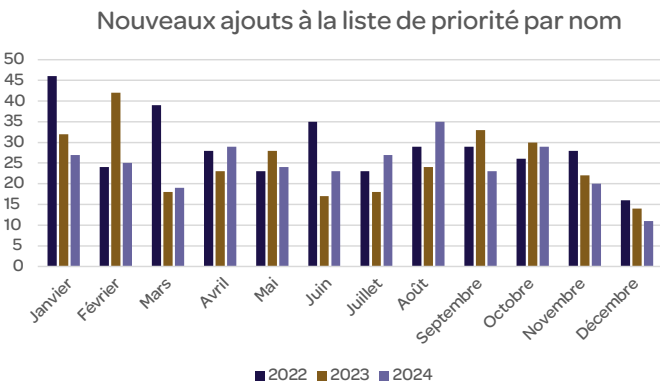


3. Réduction du nombre d'ajouts à l'itinérance

Nouveaux ajouts à la liste de priorité par nom

En 2024, 292 personnes ont été ajoutées à la liste de priorité par nom par divers fournisseurs de services à l'itinérance. Il s'agit d'une réduction par rapport à 2023 lorsque 301 personnes ont été ajoutées à la liste et à 2022 lorsque 346 personnes ont été ajoutées à la liste.

i*Depuis juillet 2021, lorsque nous avons entamé le processus de la liste de priorité par nom, 1 076 personnes ont été ajoutées à la liste de priorité par nom jusqu'au 31 décembre 2024.

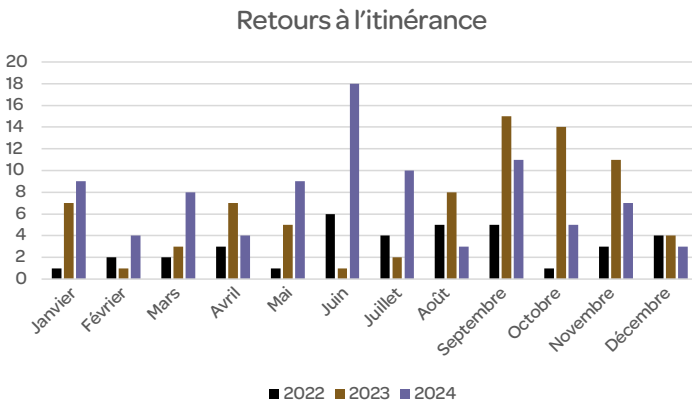


4. Réduction du nombre de retours à l'itinérance

Retours à l'itinérance

Un retour à l'itinérance, c'est lorsqu'une personne était en situation d'itinérance et qu'elle a été ajoutée à la liste de priorité par nom, puis qu'elle a obtenu un logement, mais l'a par la suite perdu.

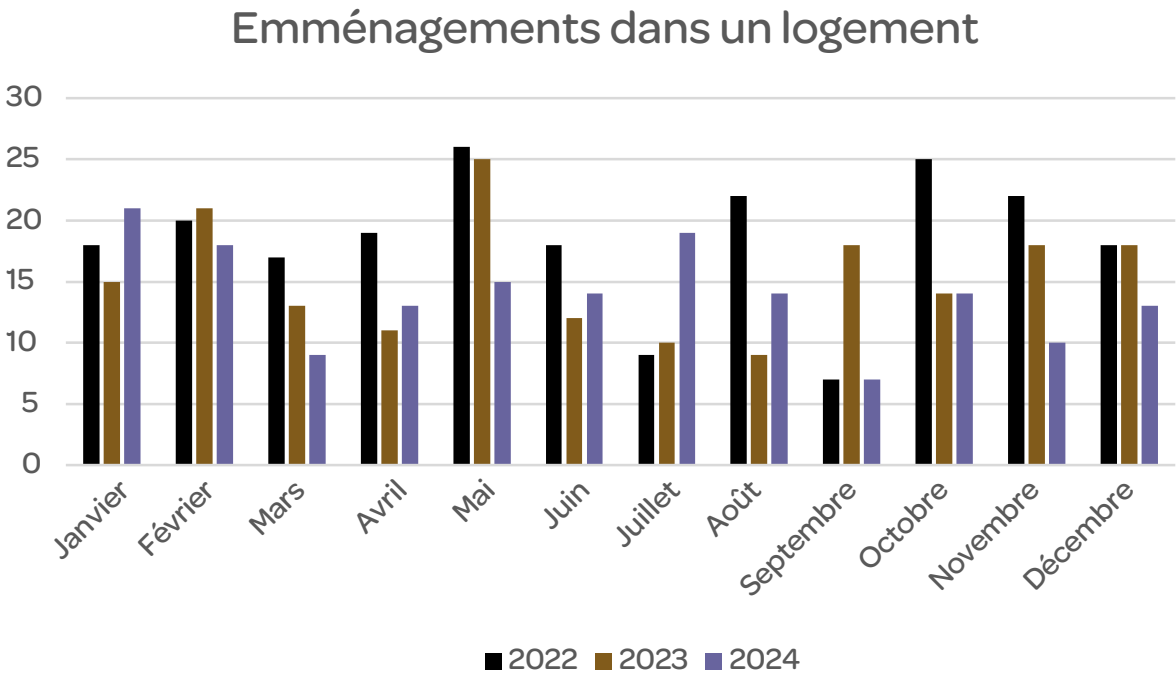
En 2024, l'on a enregistré 91 retours à l'itinérance, lesquels pourraient comprendre une même personne ayant obtenu un logement et étant retournée à l'itinérance plus d'une fois au cours de l'année. En 2023, l'on a compté 78 retours à l'itinérance et, en 2022, l'on en a compté 37.



Autres mesures de la liste de priorité par nom

Emménagements dans un logement

En 2024, l'on a enregistré 167 emménagements dans un logement. Ce chiffre pourrait parfois comprendre une même personne emménageant dans un logement à maintes reprises au cours de l'année. Parmi les 167 emménagements, 127 personnes (soit 76 %) étaient encore logées le 31 décembre 2024. En 2023, l'on a compté 184 emménagements dans un logement et 146 de ces personnes (79 %) étaient encore logées le 31 décembre 2023. En 2022, l'on a compté 221 emménagements dans un logement et 189 de ces personnes (86 %) étaient encore logées le 31 décembre 2022.

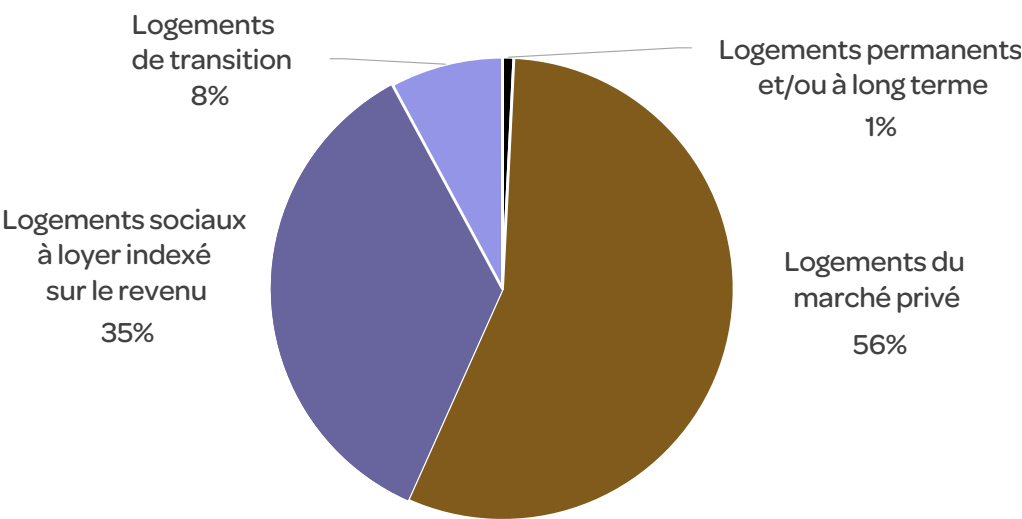


Types de logements obtenus

Durant l’année 2024, les logements du marché privé constituaient le type principal de logements ayant été obtenus (56 %, 71). Cette même tendance a été enregistrée en 2023, sauf que le pourcentage en 2023 était plus élevé (70 %, 102). Les ménages ont également obtenu un logement à partir de la liste d’attente des Services de logement de Sudbury, à raison de 35 %, ou 45, ce qui représente une augmentation par rapport à 2023 (21 %, 31).

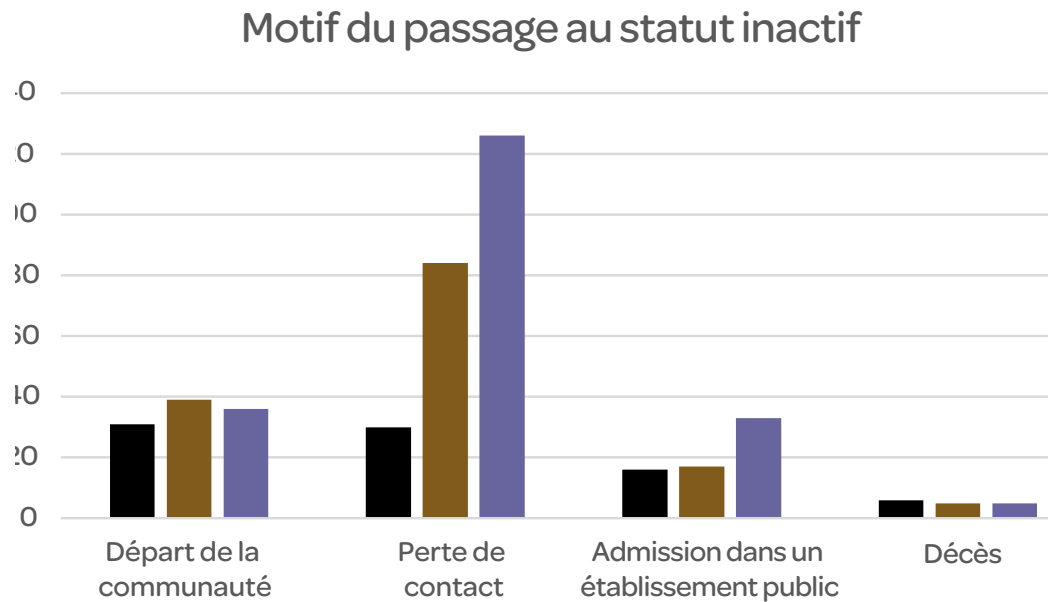
Les programmes de logements de transition ont offert des logements avec services de soutien pour un séjour limité, afin d’aider les personnes à emménager dans un logement permanent. À la fois en 2024 (10) et en 2023 (11), 8 % des ménages ont obtenu un logement de transition. De même, seulement 1 % des ménages ont réussi à trouver un autre type de logement à la fois en 2024 (1) et en 2023 (2). En 2022, 53 % (101) des logements obtenus étaient du marché privé, 29 % (55) de la liste d’attente des Services de logement de Sudbury, 13 % (24) des programmes de logements de transition et 5 % (9) d’un autre type.

Types de logements obtenus



Statut inactif

Le 31 décembre 2024, 200 personnes avaient été passées au statut inactif sur la liste de priorité par nom. En 2023, 145 personnes ont été passées au statut inactif et, en 2022, 83 personnes l'ont été.



Les personnes passent au statut inactif si :

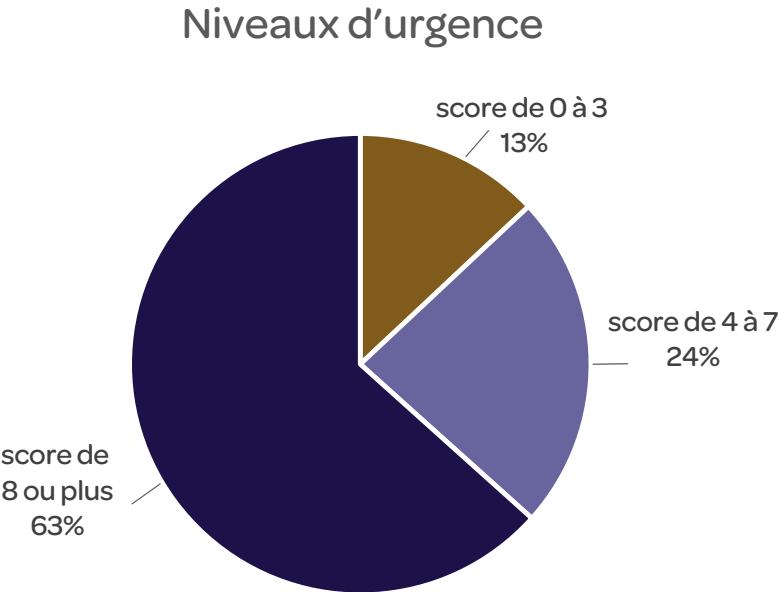
- elles déménagent à l'extérieur de la région;
- elles disparaissent du système ou perdent contact avec un organisme de services à l'itinérance pendant 60 jours ou plus;
- elles passent à un autre système (p. ex., hospitalisation, emprisonnement, etc.);
- elles meurent.

Parmi les 200 personnes qui sont passées au statut inactif sur la liste de priorité par nom en 2024, 36 ont quitté la communauté, 126 ont perdu contact avec les organismes de services à l'itinérance dans la communauté, 33 ont été admises dans un établissement public à long terme (hôpital, programme de traitement, prison) et 5 ont été retirées de la liste par suite de leur décès.

Les personnes au statut inactif peuvent être passées au statut actif sur la liste si elles retournent à l'itinérance dans la communauté. En 2023, des 145 personnes étant passées au statut inactif, 39 ont quitté la communauté, 84 ont perdu contact avec les organismes de services à l'itinérance, 17 ont été admises dans un établissement public et 5 sont mortes. En 2022, des 83 personnes étant passées au statut inactif, 31 ont quitté la communauté, 30 ont perdu contact avec les organismes de services à l'itinérance, 16 ont été admises dans un établissement public et 6 sont mortes.

Niveaux d'urgence

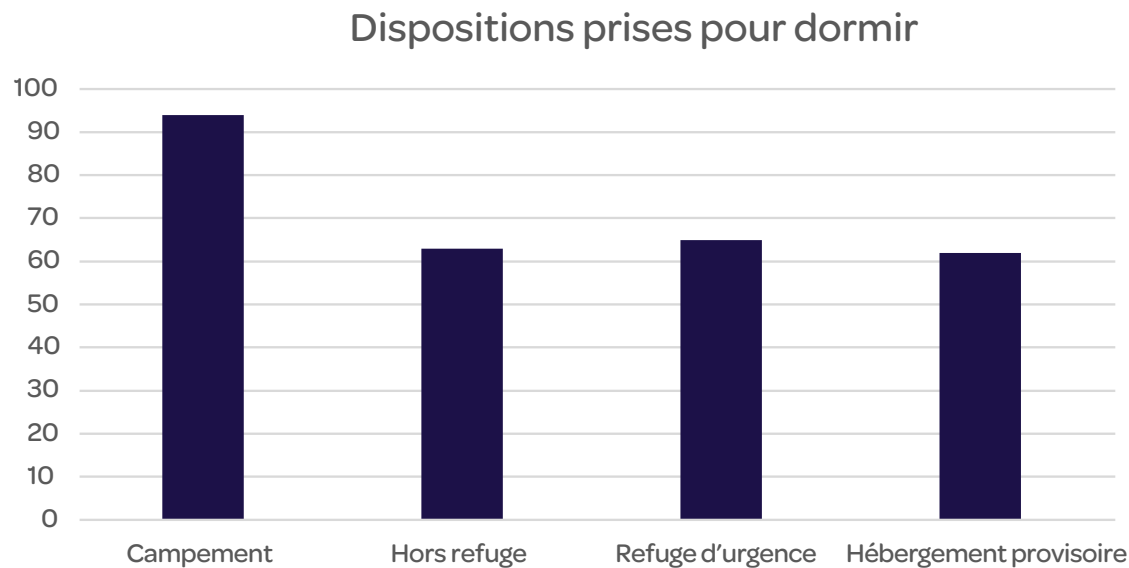
Le niveau d'urgence est mesuré au moyen d'une évaluation de la complexité des expériences d'une personne. Il sert à déterminer le niveau approprié de soutiens requis et la fréquence à laquelle les offrir pour mettre fin d'une manière durable à la situation d'itinérance de cette personne.



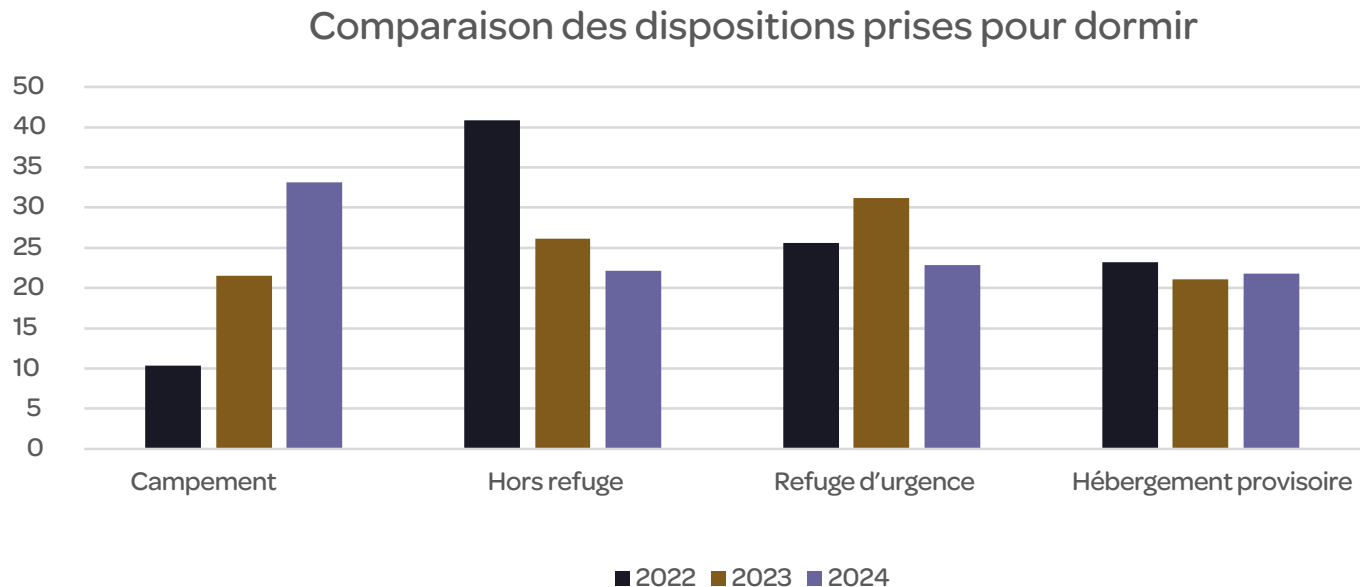
Des 292 personnes ayant été ajoutées à la liste de priorité par nom en 2024, 13 % ont été évaluées à un faible niveau d'urgence (38), 24 % ont été évaluées à un niveau d'urgence moyen (69) et 63 % ont été évaluées à un niveau d'urgence élevé (185). Des 301 personnes ayant été ajoutées à la liste de priorité par nom en 2023, 8 % ont été évaluées à un faible niveau d'urgence (24), 22 % ont été évaluées à un niveau d'urgence moyen (66) et 70 % ont été évaluées à un niveau d'urgence élevé (211). Des 346 personnes ayant été ajoutées à la liste de priorité par nom en 2022, 6 % ont été évaluées à un faible niveau d'urgence (21), 23 % ont été évaluées à un niveau d'urgence moyen (77) et 71 % ont été évaluées à un niveau d'urgence élevé (242).

Les personnes ont été évaluées à leur ajout sur la liste de priorité par nom au moyen de l'outil d'évaluation en vue d'un logement VI-SPDAT (Vulnerability Index – Service Prioritization Decision Assistance Tool) ou de la Wiidookodaadiwin Ozhi Assessment, une évaluation ayant été élaborée par les Ontario Aboriginal Housing Services. Un score de 0 à 3 indique que la personne n'a pas besoin d'une intervention pour obtenir un logement, un score de 4 à 7 indique que la personne a besoin d'une intervention rapide pour trouver un autre logement ou des soutiens légers pour obtenir un logement et un score de 8 ou plus indique que la personne a besoin de soutiens additionnels pour obtenir un logement et le maintenir, comme un logement permanent avec services de soutien ou une intervention de Logement avant tout.





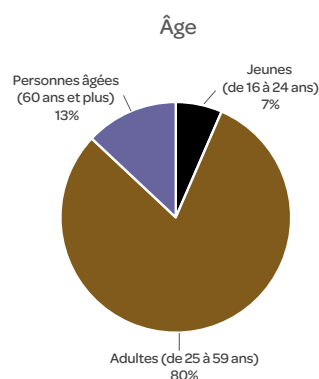
Le 31 décembre 2024, l'on comptait 284 personnes en situation d'itinérance sur la liste de priorité par nom. De ces 284 personnes en situation d'itinérance, 94 habitaient dans un campement (tentes), 63 étaient hors refuge (dans un immeuble abandonné, dans une voiture, dans un puit d'escalier), 65 étaient dans un refuge d'urgence et 62 profitaient d'un hébergement provisoire ou ne savaient pas où elles dormiraient (d'un sofa à l'autre, hôpital, prison, hôtel, etc.).



La proportion de personnes en situation d'itinérance habitant dans un campement a augmenté comparativement à 2023 (22 %, 51) et à 2022 (10 %, 17), tandis que la proportion de personnes en situation d'itinérance hors refuge a diminué comparativement à 2023 (26 %, 62) et à 2022 (41 %, 67). La proportion de personnes en situation d'itinérance qui ont recours à un refuge d'urgence se chiffrait à 31 % (74) en 2023 et à 26 % (42) en 2022. Le proportion de personnes profitant d'un hébergement provisoire est demeurée relativement stable à 21 % (50) en 2023 et à 23 % (38) en 2022.

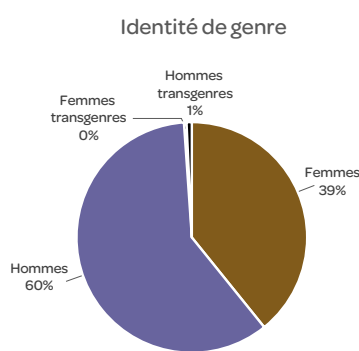
Démographiques

Âge



La majorité des personnes ayant été ajoutées à la liste de priorité par nom en 2024 étaient des adultes de 25 à 59 ans (80 %, 235). 7 % des personnes étaient des jeunes de 16 à 24 ans (23) et 13 % étaient des personnes âgées (38). L’on a constaté une augmentation dans la proportion de personnes âgées ayant été ajoutées à la liste en 2024, celle-ci étant passée de 6 % à la fois en 2022 (22) et en 2023 (18) à 13 % en 2024. L’on a noté une réduction légère dans le pourcentage à la fois d’adultes et de jeunes en 2024. Les adultes représentaient 86 % des personnes ayant été ajoutées à la liste de priorité par nom à la fois en 2023 (260) et en 2022 (294). Les jeunes représentaient 8 % des personnes ayant été ajoutées à la liste de priorité par nom à la fois en 2023 (23) et en 2022 (26).

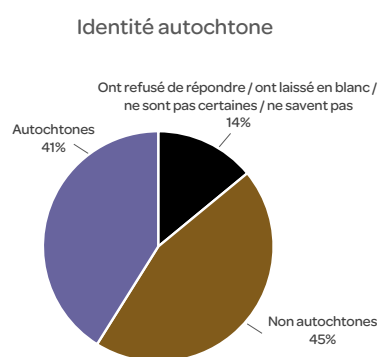
Identité de genre



60 % des personnes ayant été ajoutées à la liste de priorité par nom en 2024 se sont identifiées d’hommes (163), 39 % se sont identifiées de femmes (107), 1 % se sont identifiées d’hommes transgenres (2) et 0 % s’est identifiée de femme transgenre (1). Ces proportions sont demeurées relativement stables tout au long des trois dernières années.

*11 personnes n’ont fourni aucun renseignement pour cet indicateur.

Identité autochtone



Des 292 personnes ayant été ajoutées à la liste de priorité par nom en 2024, 45 % se sont identifiées comme étant non autochtones (131) et 41 % se sont identifiées comme étant Autochtones (120). 14 % des personnes n’ont fourni aucun renseignement pour cet indicateur (41). En 2023, 40 % (120) des personnes ayant été ajoutées à la liste de priorité par nom se sont identifiées comme étant Autochtones, comparativement à 50 % (174) en 2022. Dans le recensement de 2021, les Autochtones représentaient 11 % de la population entière dans le Grand Sudbury.



Housing Supply Strategy Update

Presented To:	City Council
Meeting Date:	July 15, 2025
Type:	Presentations
Prepared by:	Melissa Riou Planning Services
Recommended by:	General Manager of Growth and Infrastructure

Report Summary

This report and presentation provides a recommendation regarding the Housing Supply Strategy and the adoption of a Terms of Reference for a governance model to review progress on implementing the Housing Supply Strategy.

Resolution

THAT the City of Greater Sudbury approves the Terms of Reference for a Housing Supply Strategy Governance Model, as outlined in the report entitled, “Housing Supply Strategy Update”, from the General Manager of Growth and Infrastructure, presented at the Council meeting on July 15, 2025.

Relationship to the Strategic Plan, Health Impact Assessment and Climate Action Plans

The Housing Supply Strategy aligns with Council’s Strategic Priorities including “Expand Affordable and Attainable Housing Options” and “Develop and Promote Solutions to Support Existing Housing Choices”. The Housing Supply Strategy will address the actions outlined in the Housing goal of the Strategic Plan, which reflect Council’s desire for all citizens, especially vulnerable populations, to have access to safe, affordable, attainable and suitable housing options in the City of Greater Sudbury.

The Housing Supply Strategy provides goals and objectives that support the creation of compact, complete communities, Goal 1 of the CEEP.

Financial Implications

There are no financial implications associated with this report.

Background

On December 10, 2024, Council approved the Housing Supply Strategy which sets a path forward for achieving Greater Sudbury’s housing targets for the next 10 years and establishes a strategy to fill key gaps in the housing supply through Council Resolution CC2024-293.

The Housing Supply Strategy includes 41 Action Items under 17 Focus Areas to realize the objectives and goals that the City has adopted through relevant reports and analysis, as well as actions identified through Council Resolution CC2023-36. Some of the Action Items are anticipated to have an immediate positive impact on housing supply and the creation of new units, while others will have more systemic long-term influences on housing supply (for example streamlining of the approvals process). It also recognizes that solving the housing crisis requires collaboration with a wide range of partners, including the provincial and federal governments, post-secondary institutions, the construction industry (builders and developers), service providers and non-profits.

Housing Supply and Affordability Across the Housing Continuum

The Housing Supply Strategy provides a series of recommended actions to increase housing supply at all levels of affordability from homelessness and emergency shelters to transitional housing, community housing, affordable rental and ownership to market rental and ownership. A high-level summary of affordability range and programs and initiatives targeting each level of affordability is provided below (Further details can be found on page 14 of the Housing Supply Strategy).

Level of Affordability	Household Income/Affordability	Programs/Initiatives
Market	<ul style="list-style-type: none"> Moderate to High-Income Average Market Rent (AMR) or Greater AMR 2-Bedroom Unit- \$1,361 	<ul style="list-style-type: none"> As-of-right zoning provisions Development charge exemptions and reductions Streamlining of development approvals
Affordable/Attainable	<ul style="list-style-type: none"> Low to Moderate-Income At or Below Average Market Rent Generally 80% of AMR 2-Bedroom Unit - \$1,088 	<ul style="list-style-type: none"> Affordable Housing Community Improvement Plan Land Banking Strategy Additional Dwelling Units Education and Outreach
Deep Affordability	<ul style="list-style-type: none"> Low-Income Subsidy required to pay rent 	<ul style="list-style-type: none"> Housing First and rapid re-housing Supportive Housing Social/Community Housing (RGI)
Homelessness and Shelters	<ul style="list-style-type: none"> Very low to no income 	<ul style="list-style-type: none"> Homelessness prevention and diversion services Street outreach Emergency shelters

Generally, municipalities receive updated affordable numbers for both rental and ownership annually in April. Due to the federal election, federal staff entered caretaker-mode, and Greater Sudbury has not yet received updated Affordable Housing Numbers for 2025.

Housing Supply Strategy Update

There are two monitoring components to the Strategy 1) the City's progress towards implementing the action items identified in the strategy and 2) Key Performance Indicators (KPIs) to measure the impact on Greater Sudbury's housing supply. Though the Housing Supply Strategy was only adopted by the City in December 2024, implementation of actions to support the development of housing have been ongoing. As of December 2024, 13 of the 41 action items were Complete, 9 were not started and 19 were underway.

Action Items highlighted in the December Housing Supply Strategy report included:

- Adoption of the new Development Charges By-law.
- Adoption of the Corridor TIEG Program in the Strategic Core Areas Community Improvement Plan.
- Adoption of Additional Residential Unit policies to allow up to 3 dwelling units as-of-right.

- Adoption of Phase 2 of the Nodes and Corridors Strategy to enable higher densities along the City's main arterials and capitalize on existing hard and soft infrastructure.
- An update on implementation of the Land Banking Strategy.
- Funding received through the Province's Housing-Enabling Water Systems Fund (HEWSF) for upgrades to the Lively-Walden Wastewater System that will enable the construction of 3,300 new homes.

Action Item Implementation Highlights

At present, 15 of the action items have been completed, 7 are not yet started and 20 are underway. Between January 2025 and at the time of writing this report, the following housing highlights occurred (some of which are not specifically listed as an action item in the Housing Supply Strategy, but nonetheless have a direct impact on Greater Sudbury's housing system).

Focus Area 14 – Strategic Opportunities – Canada Housing Infrastructure Fund (CHIF). Greater Sudbury was notionally approved for funding of \$27.9M through the Canada Housing Infrastructure Fund for the Lively-Walden Wastewater Systems Upgrade project. The total project cost is \$70 million. With the Provincial Funding of \$34.9M through the Housing-Enabling Water Systems Fund, the City share of total project costs will be \$7.2M and it will enable 3,300 new homes.

Focus Area 14 – Strategic Opportunities – Housing Accelerator Fund (HAF). Greater Sudbury has been awarded up to \$16M from the Government of Canada through the HAF to fast-track the development of over 495 new housing units over the next three years, reaching a total of 1,951 new permitted homes by March 2028. The City's Housing Accelerator Action Plan includes eight initiatives to support affordable housing, multi-unit housing, and "missing middle" housing.

Focus Area 3 - Institutional As-of-Right. In January 2025, the Zoning By-law was amended to allow medium density residential zone uses and standards as-of-right within the Institutional (I) Zone, provided that they are located with the urban settlement area and serviced by municipal water and wastewater with sufficient capacity. This amendment will provide more flexibility for the adaptive reuse of these sites for housing.

Focus Area 3 – As-of-Right Policy – Four Units As-of-Right. In December 2024, Council approved amendments to the Official Plan and Zoning By-law to allow a maximum of 4 units on a fully-serviced parcel within the City's settlement areas, or 3 units within the primary building when there is a unit in an accessory building. Allowing Four Units As-of-Right will allow for more missing middle housing to be constructed.

Housing Accelerator Fund Initiative #3 – Affordable Housing and Home Energy Concierge. In May 2025, Greater Sudbury hired an affordable housing and home energy concierge. The concierge will support navigation of the development process related to affordable housing projects, funding opportunities for both affordable housing, climate resilience, and home energy programs. The concierge will also assist with the development of an education and outreach strategy to support public education on the availability of incentives, policies and programs available to support the development of housing.

New Housing Needs Assessment (HNA) – In March 2025, Greater Sudbury updated the City's HNA using the new standardized federal template which helps all levels of government make informed decisions about their infrastructure and housing investment to build the most suitable housing for their communities. The updated assessment projects a greater annual growth rate (1.6%) than the previous 0.7%, indicating there will be an even greater need for housing of all types.

Key Performance Indicators: Supply, Targets and Gaps

A Housing Supply Report Card will be presented to Council on a quarterly basis to provide updates on new residential units created via the issuance of building permit, residential land supply, indicators of affordability (vacancy rate, affordable rents and purchase price), and highlights of housing related actions that are in progress or have been completed.

The Report Card's indicators provide insight on the impact that the implementation of action items outlined in the Housing Supply Strategy are having on supply and affordability. Other factors outside the municipal sphere of influence also impact housing creation, including: changing legislative environment, shortage of skilled trades, cost of materials, current interest rates, etc. The Q4, 2024 and Q1, 2025 Report Cards are attached to this report as Appendix B and C.

Provincial Targets

The Province has established Greater Sudbury's housing target at 3,800 new homes by 2031. Municipalities that reach 80% or more of their annual target each year will be eligible for funding from the Province's Building Faster Fund. In 2024 Greater Sudbury received \$1.52 million for exceeding the 2023 target established by the Province.

Target	2023	2024	2025
Provincial	110,000	125,000	150,000
City of Greater Sudbury	279	317	380
Actual	436	TBD* Greater Sudbury has issued permits for 854 new residential units as of December 31, 2024.	TBD* As of June 18, 2025 Greater Sudbury has issued Building Permits that was result in 215 residential units.
%	156%	TBD	TBD
Fund allocation	\$1.52M	TBD	TBD

*as of October 2024 GCS is at 230 housing starts of 317 units or 72.56% of target on the Provincial tracking webpage.

**tracking is based on housing starts (as opposed to permit issuance)

Federal HAF Targets

Housing Supply Growth Target	1,951
Overall Permitted Unit Targets (3 years)	
Units expected without HAF (baseline)	1,456
Units incentive by HAF (HAF-incented)	495
Municipality's 10-year unit projection	11,582 (2025 Housing Needs Assessment)
Housing Supply Growth Target Breakdown	1,951
• Multi-Unit housing units near rapid transit	0 (Greater Sudbury does not have a rapid transit system)
• Missing middle housing units	1,089 (units in developments less than 5 storeys)
• Other multi-unit housing units	234 (units in development greater than 5 storeys)
Affordable Housing Units	8.02%

*tracked based on building permit issuance

Greater Sudbury has developed a Housing Target Progress Tracker on the [Development Dashboard](#) that tracks the number of new residential units for which the City has issued a building permit since January 1, 2022, including secondary units and building conversions that result in the creation of new units. Based on the City's comprehensive tracking methodology, as of the end of December, 2024, Greater Sudbury has issued permits for 854 new residential units, which exceeds the annual targets established by the Province. As of the writing of this report, the Province had not yet updated the housing supply progress tracker and released the Build Faster Fund Target achievements.

Housing Supply Strategy Governance Model

Item 2.d.x of Council Resolution CC2023-36 recommends that to assist in its implementation the Housing Supply Strategy should include a governance model that includes representation from key stakeholders. This recommendation is reflected as action item 16.2 in the Housing Supply Strategy – Develop a Terms of Reference for an external Housing Advisory Panel.

In Greater Sudbury there are several advisory panels and committees led by City staff that focus, at least in part, on housing. Several local external organizations also focus on housing as a priority. Given the number of housing related panels in Greater Sudbury, some with overlapping membership, it is recommended that the Housing Supply Strategy be governed through annual collaborative forums that include representation from each of these panels. This collaborative forum mirrors the consultation strategy that was undertaken in 2016-2018 to inform the recommendations of the Affordable Housing Strategy.

The Housing Advisory Panel will help implement the Housing Supply Strategy by:

- Reviewing annual progress reports on the Housing Supply Strategy
- Identifying barriers and opportunities in housing development and supply
- Offering suggestions and insights on potential policy, regulatory, or program adjustments
- Promoting collaboration among stakeholders (e.g., developers, non-profits, Indigenous communities); and,
- Ensuring alignment with provincial and federal housing initiatives.

The proposed Terms of Reference of the Housing Supply Strategy Governance Model can be found in Appendix D.

Conclusion and Next Steps

The key priorities for Q3 and Q4 2025 include the following initiatives:

- HAF Initiative #1 – Ongoing As-of-Right Zoning Amendments
- HAF Initiative #2 - Expression Of Interest (EOI) for Land Banking Sites
- HAF Initiative #3 - Education & Outreach Strategy
- HAF Initiative #5 - Streamlining of the Development Approvals Process Through E-permitting
- HAF Initiative #6 – Enhanced Community Improvement Plan and Housing-Related Incentives
- HAF Initiative #7 – Residential Land Supply Strategy
- HAF Initiative #8 – Parking Standards Review
- BuildingIN Implementation Plan
- Downtown Master Plan
- Temporary workforce accommodation for newcomers and skilled workers review
- On-line Portal for developers
- Advocacy Strategy

An implementation plan for action items identified in the Housing Supply Strategy is included in Appendix A, including timelines. Most action items will be undertaken using existing resources and within 2025 and 2026 workplans. A Progress Report on the implementation of the Housing Supply Strategy will be provided to Council in December 2025.

List of Appendices:

- A. HSS implementation Plan and Progress Tracking
- B. Housing Supply Quarterly Report Card (Q4, 2024)
- C. Housing Supply Quarterly Report Card (Q1, 2025)
- D. Terms of Reference – Housing Supply Strategy Governance Model

Resources Cited

1. National Housing Strategy, CMHC website, <https://www.cmhc-schl.gc.ca/nhs>
2. “Request for the Development of a Housing Supply Strategy”, Motion presented at the February 7, 2023, Council meeting <https://pub-greatersudbury.escribemeetings.com/Meeting.aspx?Id=45cb9903-efa8-4dbc-8754-c95b1dd1773c&Agenda=Agenda&lang=English&Item=50&Tab=attachments>
3. Housing Supply Strategy – Over To You Website, <https://overtoyou.greatersudbury.ca/housing-supply-strategy>
4. City of Greater Sudbury Ten-Year Housing and Homeless Plan, <https://www.greatersudbury.ca/live/community-housing/housing-services1/ten-year-housing-and-homelessness-plan/>
5. Roadmap to End Homelessness by 2030, May 28, 2024, <https://pub-greatersudbury.escribemeetings.com/FileStream.ashx?DocumentId=53543>
6. Province of Ontario, Tracking Housing Supply Progress webpage, <https://www.ontario.ca/page/tracking-housing-supply-progress>

Appendix A: Housing Supply Strategy Implementation Plan and Progress Tracking

	No.	Action Item	Description	Division(s)	Status	Target Completion
Focus Area: Housing Access – Housing Stability Focuses on ensuring that systems are in place in the homelessness, emergency shelter and transitional housing portions of the housing continuum.						
1	1.1	Roadmap to End Homelessness	The Roadmap to End Homelessness by 2030 provide a series of recommendations to reach a functional end to homelessness in Greater Sudbury by 2030	Social Services	Complete	Adopted May 28, 2024
2	1.2	Internal Policy Review	Complete a review of policies across relevant internal departments to ensure policy alignment to best support individuals within the housing and homelessness system.	Social Services Housing Services Housing Operations	Not Started	Q4, 2025 – Strategy Development
Focus Area: Housing Access – Community Housing Focuses on ensuring that housing options are available for households who require social or supportive housing.						
3	2.1	Lorraine Street Transitional Housing	Under construction	Housing Services	Underway	Q4, 2025
4	2.2	Sparks Street Community Housing	14-unit community housing project geared to seniors.	Housing Services Housing Operations	Complete	Q1, 2025
5	2.3	Housing Loss Prevention Strategy	To remove barriers and implement processes that support easier access to housing and increase support to tenants within these units.	Housing Services Housing Operations Social Services	Not Started	Q4, 2025 – Strategy Development
Focus Area 3: As-of-Right Policy – Additional Dwelling Units (ADUs) Focuses on updating the secondary dwelling unit policy framework to allow for missing middle housing in the form of additional dwelling units.						
6	3.1	Official Plan Amendments - ADUs	To allow for up to 3 units per lot as-of-right	Planning Services	Complete	October 22, 2024

7	3.2	Zoning By-law Amendments -ADUs	To allow for up to 3 units per lot as-of-right	Planning Services	Complete	October 22, 2024
8	3.3	Guide and Resources -ADUs	To be updated and posted once amendments are in effect.	Planning Services Building Services	Complete	Must be updated to be consistent with 4 Units As-of-Right Amendments
9	3.4	Official Plan and Zoning By-law Amendments to allow 4 Units As-of-Right	To introduce a policy framework for up to 4 units per lot as-of-right	Planning Services	Complete	Q1, 2025 – in effect
Focus Area 4: As-of-Right Policy – Institutional Zoning						
10	4.1	Zoning By-law Amendment – Institutional As-of-Right	To allow to medium density residential uses on institutionally zoned land	Planning Services	Complete	Q1, 2025
Focus Area 5: As-of-Right Policy – Mixed Use						
11	5.1	Residential Uses in Commercial Zones	Zoning By-law amendments to remove barriers to mixed-use in commercial zones. Specifically to remove the cap on number of units.	Planning Services	Complete	Q1, 2025
12	5.2	Greater Sudbury Housing Corporation development	To review options for allowing Greater Sudbury Housing Corporation development on all City-owned lands.	Planning Services	Underway	Q3, 2025
13	5.3	Ongoing Review of As-of-Right Zoning Amendments	It is anticipated that review of the zoning by-law with respect to “housing as-of-right” provisions will be ongoing, including review of parking standards	Planning Services	Underway	Q2, 2026 - Ongoing
14	5.4	BuildingIN Project	BuildingIN helps municipalities increase housing supply through low-rise multi-unit infill development.	Planning Services	Underway	Q2, 2026

Focus Area 6: Strategy – Nodes and Corridors Focuses on achieving medium and high density uses at transit-supportive densities in compact, pedestrian friendly built forms along major corridors.						
15	6.1	Official Plan Amendment for Corridors	Re-designate most of the City's main arterials to achieve medium and high density uses at transit supportive densities in compact, pedestrian friendly built form.	Planning Services	Complete	August 13, 2024
16	6.2	Official Plan Amendment for Secondary Community Nodes	Re-designate areas where there is currently a mix of uses, smaller lots sizes, cross streets and sidewalks to "Secondary Community Node"	Planning Services	Complete	August 13, 2024
Focus Area 7: Strategy - Downtown Master Plan. Focuses on reinforcing the function of Downtown through mixed use and adaptive reuse of commercial buildings.						
17	7.1	Invest in Downtown	Revitalize Downtown Sudbury with public investment that supports and leverages private investment	Planning Services	Underway	Q4, 2025
	7.2	Policy Changes to Support Downtown	Update list of potential policy changes that could encourage development Downtown	Planning Services	Underway	Q4, 2025
	7.3	Service Delivery Downtown	Investigate whether municipal service delivery and infrastructure are aligned with the vision for downtown.	Planning Services	Underway	Q4, 2025 (collectively 7.1, 7.2 and 7.3 are one action – complete update of Downtown Master Plan)
Focus Area 8: Strategy – Residential Land Strategy Focuses on ensuring adequate availability of serviced lands and appropriate growth sequencing.						
18	8.1	Residential Land Supply Strategy	The completion of a Residential Land Supply Strategy is Initiative #7 of the Greater Sudbury's Housing Accelerator Fund Action Plan.	Planning Services	Underway	Q3, 2025

	8.2	Undertake Study	The goal of the strategy is to align the supply of zoned and designated residential land with required water and wastewater servicing, aligned with the City's updated Water-Wastewater Master Plan (underway).	Planning Services	Underway	Q3, 2025
Focus Area 9: Incentive – Community Improvement Plans (CIPs) Focuses on incentivizing the creation of additional residential dwelling units, both market and affordable.						
19	9.1	Corridor TIEG Program	A new program was added to the Strategic Core Areas CIP to incentivize the creation of multi-residential units along major corridors.	Planning Services	Complete	January 2024
20	9.2	Consolidation of Existing CIPs	A review updated and consolidation of the existing CIPs.....	Planning Services	Underway	Q3, 2025
Focus Area 10: Incentive – Land Banking Focuses on the creation of affordable housing units through reviewing, preparing and accumulating properties that are determined to be suitable for the development of a mix of market and affordable housing in conjunction with the Affordable Housing CIP						
21	10.1	Preparation of Lands	Prepare selected lands for Land Banking as required (e.g. rezoning)	Planning Services Real Estate	Complete	Q1-4, 2024
	10.2	Declare Lands Surplus	Declare selected lands surplus to municipal needs.	Planning Services Real Estate	Complete	Q3-4, 2024
	10.3	Initiate Public Process	Initiate public process (Expression of Interest) for disposal of selected Land Banking Sites	Planning Services Real Estate	Underway	Q3, 2025
	10.4	Maintain Inventory	Review and maintain inventory of municipal land suitable for Land Banking.	Planning Services Real Estate	Underway	Ongoing
	10.5	Review Parkland Disposal By-law	Review Parkland Disposal By-law with a view to facilitating the Land Banking process	Planning Services Real Estate Leisure Services	Underway	(collectively, Actions 10.1-10.5) comprise the City's Land Banking Strategy)

Focus Area 11: Process Improvement – Streamlining						
22	11.1	Pre-Consultation Process Update	Review and update the SPART (pre-consultation) process	Planning Services	Underway	Ongoing
23	11.2	E-permitting Implementation	Implement Pronto Phase 2 and 3 for Planning Services and Conservation Sudbury	Planning Services Building Services IT	Underway	Q3, 2025
24	11.3	Delegation of Certain Approvals	Delegation of certain planning approvals to staff as permitted under the Planning Act and regulations	Planning Services	Complete	Q2, 2024
25	11.4	Subdivision Approval Streamlining	Removal of public hearing requirements for draft plan of subdivision applications	Planning Services	Complete	Q4, 2024
26	11.5	LEAN review	Complete LEAN review of the Development Approvals Section	Planning Services	Complete	Q2, 2024
27	11.6	One-Portal Hub for Developers	Create a One-Portal Hub of resources for developers	Planning Services	Not Started	Q4, 2025
Focus Area 12: Education and Outreach						
28	12.1	Education and Outreach Strategy	To be developed in coordination with action 11.1 of the Roadmap to End Homelessness.	Planning Services Social Services Communications & Engagement	Underway	Q3, 2025
29	12.2	Housing Supply Strategy Website	Development of a consolidated Housing Supply Strategy website.	Planning Services Communications	Complete	Q1, 2025
30	12.3	Cultural Education and Training	Aligned with Priority #6 of the Housing and Homelessness Plan	Native People of Sudbury Development Corporation (NPSDC)	Not Started	Q4, 2025
31	12.4	Indigenous Housing and Homelessness Strategy	Aligned with Priority #6 of the Housing and Homelessness Plan, a working group is planned to be established to collaboratively plan and development an Indigenous Housing and Homelessness Strategy for Greater Sudbury.	NPSDC Indigenous Social Service Providers Working Group Composition TBD	Not Started	Q4, 2025

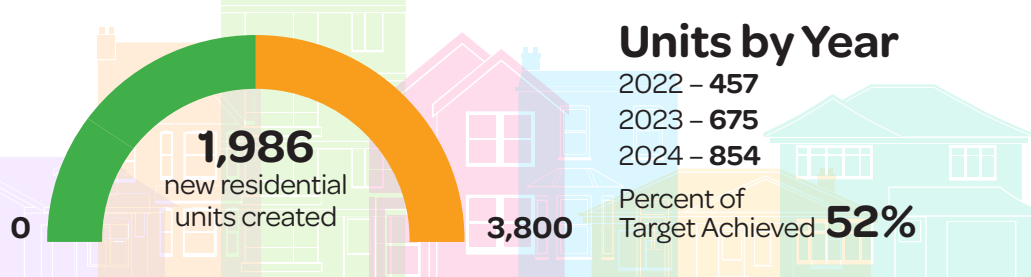
	Focus Area 13: Strategic Alignment – Development Charges Focuses on incentivizing the development of housing through exemptions and reductions to development charges targeting certain forms of development and in strategic locations and prioritizing infrastructure investment					
32	13.1	Development Charges By-law	The new development charges by-law implements several housing related DC exemptions and reductions, in addition to those that were available through the previous Development Charges By-law.	Finance Planning Services Building Services	Complete	July 1, 2024
	Focus Area 14: Strategic Opportunities Focuses on being prepared to pursue strategic partnerships and funding opportunities to achieve housing goals and targets.					
33	14.1	Short-term Rental Accommodations	Analyze options regarding short-term rental accommodation	By-law Services Planning Services	Complete	
34	14.2	Multi-Residential Tax Rate	Review City's Multi-Residential Tax Rate as identified in the Future-Ready Development Committee Recommendation 50.	CAO/General Manager of Corporate Services	Not Started	TBD
35	14.3	Review City Standards	Review urban design guidelines, heritage standards, parking standards, parkland requirements and urban forestry practices for alignment with housing policy.	Planning Services	Underway	Q4, 2025
36	14.4	Temporary Workforce Accommodation for newcomers and skilled workers	Call to Action 45 of the Future-Ready Development Committee Review of housing options through current work plan.	Planning Services	Underway	Q3, 2025
	Focus Area 15: Data and Targets To provide performance reporting that enables Council to assess progress towards achieving housing targets.					
37	15.1	Quarterly Reports	Develop a quarterly report on key housing data	Planning Services	Complete	Ongoing
38	15.2	On-line Portal	Develop an on-line portal for resources related to the development process.	Planning Services	Not Started	Q3, 2025
	Focus Area 16: Monitoring and Governance Establishes a governance framework to monitor progress towards achieving the goals and objectives set out in each of the focus areas.					
39	16.1	Internal Housing Leads Team	Establish an Internal Housing Leads Team consisting of staff	Planning Services Housing Services	Complete	Ongoing

			members from divisions involved in the delivery of housing.	Social Services Building Services		
40	16.2	External Housing Advisory Panel	Develop a Terms of Reference for an External Housing Advisory Panel.	Planning Services	Underway	Q3, 2025
<p>Focus Area 17: Strategic Collaboration</p> <p>Actively engage and collaborate with post-secondary institutions, Provincial and Federal Governments, Industry and Labour to develop strategies to increase housing supply capacity and address coordination challenges and issues that are outside the municipal sphere of influence.</p>						
41	17.1	Advocacy Strategy	Develop a Terms of Reference for an Advocacy Strategy in alignment with the recommendation of the Roadmap to End Homelessness.	Housing Services Social Services Planning Services Housing Operations	Underway	Q4, 2025

Status	Action Item Count
Completed	15
Underway	20
Not Started	7
Total	41

Housing Supply

Ontario has set a goal of building at least 1.5 million homes by 2031. Large and growing municipalities have been assigned housing targets. The City of Greater Sudbury’s housing Target is 3,800. Progress to date toward target of **3,800**:



Residential – 2024 data through the fourth quarter:

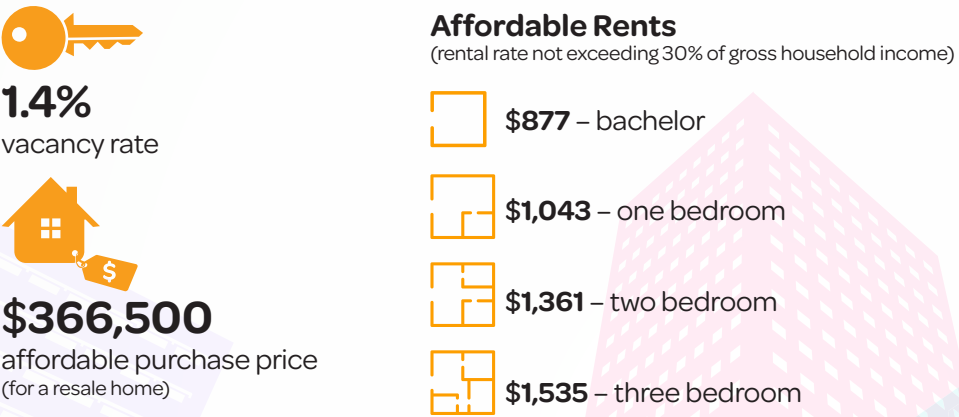


Total number of new residential dwelling units – 2024 (excluding any long-term care facilities) **854**

Residential Land Supply



Affordability 2024



Housing Highlights

Housing Supply Strategy:
In December 2024, Council approved the Housing Supply Strategy and Implementation Plan which set a path forward for achieving Greater Sudbury’s housing target for the next 10 years and establishes a strategy to fill key gaps in the housing supply.

Four Units As-of-Right:
In December 2024, Council approved amendments to the Official Plan and Zoning By-law to allow a maximum of 4 units on a fully-serviced parcel within the City’s settlement areas, or 3 units within the primary building when there is a unit in an accessory building. Allowing Four Units As-of-Right will allow for more missing middle housing to be constructed.

BuildingIN Project:
Greater Sudbury has been participating in a BuildingIN Project which provides a planning framework to enable low-rise multi-residential infill housing. The initiative supports ongoing work related to achieving the City’s housing targets and would enable identification in strategic areas that are close to transit, maximize use of existing infrastructure, and create more housing in areas where there are soft services.

HEWSF Funding:
Greater Sudbury was awarded up to \$34.9M towards the Lively-Walden Wastewater Upgrades Project, which will enable up to 3,300 new homes in the area.

*The Province of Ontario uses the CMHC Housing Starts and Completions Survey to determine municipal progress towards meeting the assigned target. Other housing types, such as secondary dwelling units and long-term care homes maybe added in the future. *CMHC Starts include dwelling units placed on new permanent foundations only and do not account for conversions or alterations within an existing structure that results in the creation of new dwelling units. *CGS tracks both the number of new units created and the associated number of permits issued.

Planning Act Approvals

Vacant Lots Created by Consent/Severance:



Q1

- 3 new lots all within Living Area 1 designation

Q2

- 4 new lots
- 3 within a Living Area 1 designation
- 1 in a Rural designated Area

Q3

- 9 new lots
- 8 within a Living Area 1 designation
- 1 within a Rural designation

Q4

- 18 new lots
- 5 within a Living Area 1 designation
- 13 within a Rural designation

Subdivisions:

No new subdivisions draft approved in Q4, 2024.

Site Plans Registered:

233 Fourth Ave.
Finlandia Village Complex



20 apartments



30 nursing beds

319 Lasalle Blvd.
St. Jospeh’s Continuing Care Centre



36 beds to the existing
rehabilitation care facility

1290 Bancroft Dr.
Waterview Apartments



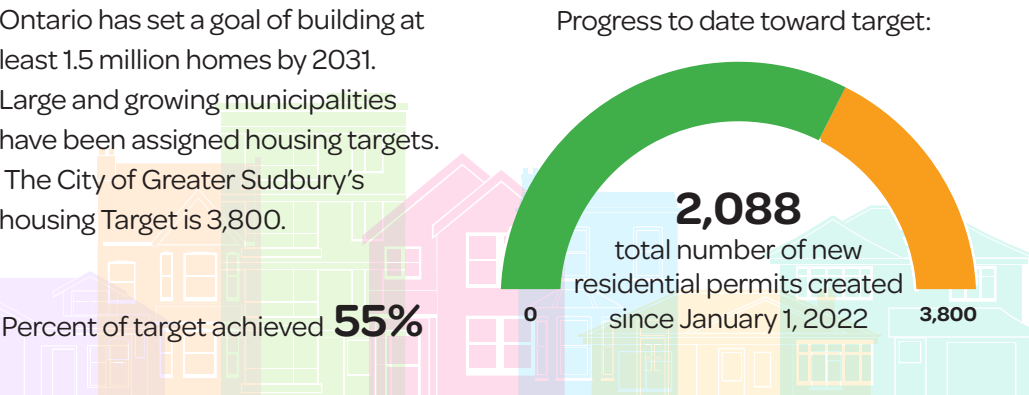
three-four storey apartment
buildings, each containing
80 units

345 Brady St.
Project Manitou

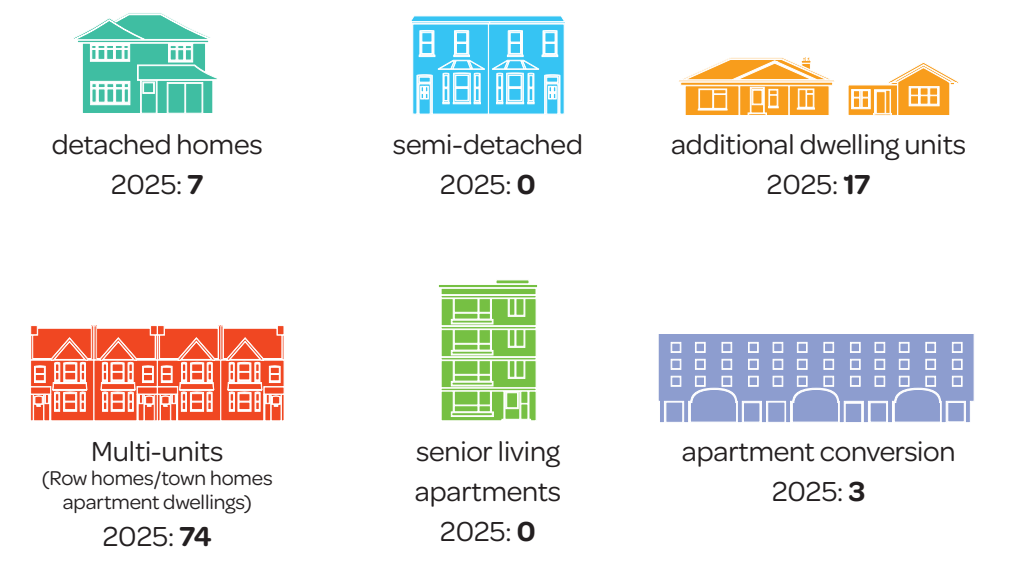


17 storey seniors retirement
residence containing 347 units

Housing Supply



Residential – 2025



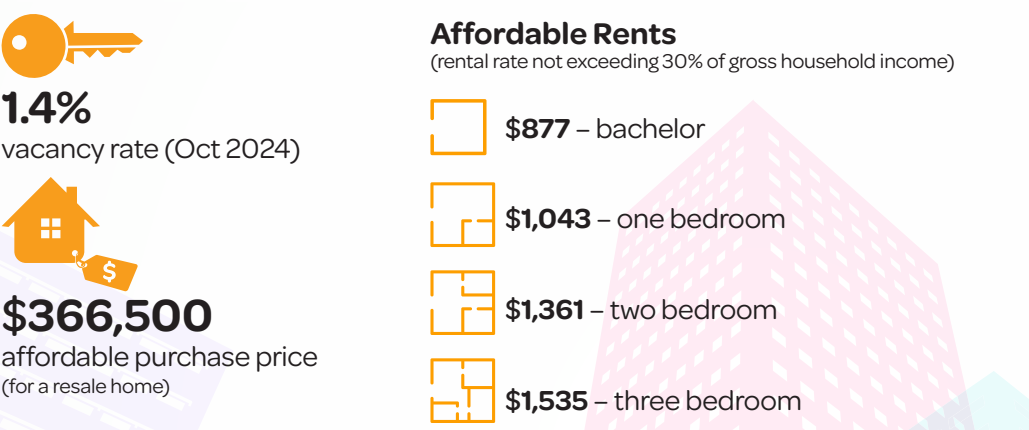
Total number of new residential dwelling units
Q1-2025

102

Residential Land Supply



Affordability 2024



Housing Highlights

Canada Housing Infrastructure Fund (CHIF)
Greater Sudbury was notionally approved for funding of \$27.9M through the Canada Housing Infrastructure Fund for the Lively-Walden Wastewater Systems Upgrade project. The total project cost is \$70M. With the Provincial Funding, the City share of total project costs will be \$7.2M and will enable 3,300 new homes.


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In January, Great Sudbury was awarded up to \$16M from the government of Canda through the HAF to fast-track the development of over 495 new housing units over the next three years, to reach a total of 1,951 new permitted homes by March 2028. The City's Housing Accelerator Action Plan includes eight initiatives to support affordable housing, multi-unit housing and "missing middle" housing.

Institutional As-of-Right Zoning By-law Amendment
In January 2025, the Zoning By-law was amended to allow medium density residential zone uses and standards as-of-right within the Institutional (I) Zone, provided that they are within the urban settlement area and adequately serviced by municipal water and wastewater. This amendment will provide more flexible adaptive reuse of sites for housing.

Housing Needs Assessment (HNA)
In March 2025, Greater Sudbury updated the City's HNA using the new standardized federal template which helps all levels of government build suitable housing based on informed decisions about their infrastructure and housing investment. The updated assessment projects an increased annual growth rate (1.6%) , indicating there will be an even greater need for housing of all types.

Planning Act Approvals

Vacant Lots Created by Consent/Severance:



Q1

- 1 new lot within Living Area 1 designation
- 4 new lots in Rural designated area


Subdivisions:

New subdivisions draft approved:

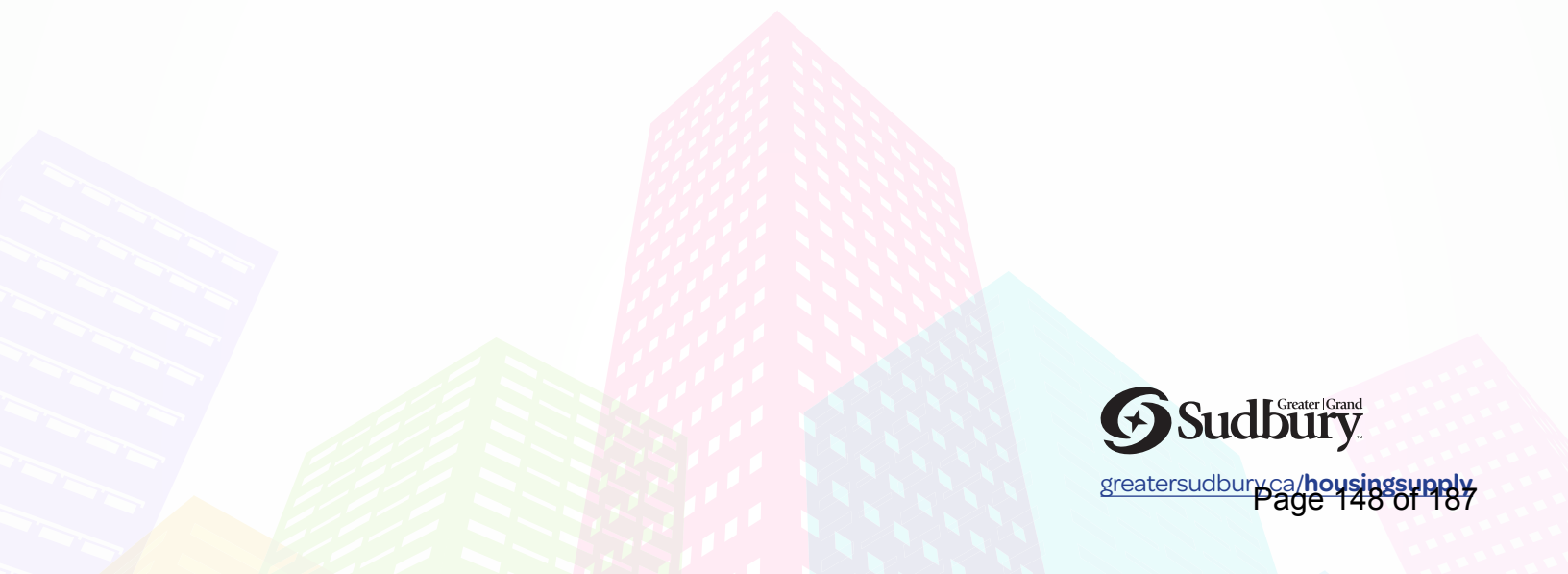
- **Laura Street, Hanmer – 125 single detached lots** with blocks for stormwater infrastructure, parkland, and road network
- **Birmingham Drive – 26 residential lots.** Three blocks, and road network for a total of 8-86 residential units in single, semi-detached, and multiple dwelling built forms.

Site Plans Registered:

250 Billiards Way



Proposal to construct 14 additional townhouse units



Terms of Reference

Housing Supply Strategy Governance Model

1. Background

On December 10, 2024 the City of Greater Sudbury adopted the Housing Supply Strategy which sets a path forward for achieving Greater Sudbury's housing targets for the next 10 years and establishes a strategy to fill key gaps in the housing supply.

The Housing Supply Strategy includes a series of 41 Action Items under 17 Focus Areas to realize the objectives and goals of Council with respect to increasing housing supply on Greater Sudbury. Some of the Action Items are anticipated to have an immediate impact on housing supply and the creation of new units, while other will result in more systemic long-term impact on housing supply (for example streamlining of the approvals process).

2. Purpose

To serve as a collaborative forum for sharing insights, experiences, and advice to City Council and staff on the implementation and progress of the City's Housing Supply Strategy, and to support the achievement of housing targets and policy goals.

3. Mandate

- Review annual progress reports on the Housing Supply Strategy
- Identify barriers and opportunities in housing development and supply
- Offer suggestions and insights on potential policy, regulatory, or program adjustments
- Promote collaboration among stakeholders (e.g., developers, non-profits, Indigenous communities)
- Ensure alignment with provincial and federal housing initiatives

4. Membership

Composition

- City staff
- A representative from the Housing First Steering Committee, representing social services
- A representative from the Community Safety and Well-being Advisory Panel housing sub-committee
- A representative from the Seniors Advisory Panel Age-Friendly Steering Committee
- A representative from the Sudbury Local Immigration Partnership Council (SLIP) Housing Working Group
- A representative from the Development Liaison Advisory Panel (DLAC) representing the private development sector
- Non-profit housing providers
- Indigenous service providers or housing organization

- Francophone community
- Post-secondary institutions
- Members of Council

5. Roles and Responsibilities

Duties of the City of Greater Sudbury staff will have the following responsibilities:

- Schedule meetings, develop meeting agendas
- Moderate meetings – guiding, supporting and advancing collaborative discussions
- Prepare and present progress reports
- Create and amend necessary governance documents, maintain depository of documents
- Monitor, facilitate and/or evaluate system performance and report progress

Duties of the Members:

- Attend meetings in person as available – send regret when unavailable
- Actively engage in discussions and provide respectful, informed input
- Review progress reports and support ongoing continuous improvement in advance of meetings
- Contribute ideas and perspectives to support the Housing Supply Strategy's implementation

6. Reporting

Staff will prepare an annual summary of discussions and insights for Council:

- Key findings
- Recommendations
- Identified challenges and opportunities
- Progress toward housing targets

7. Meeting Schedule

- Meetings will be held at least once annually (with optional interim meetings)
- Meetings will be scheduled for 1.5 hours

Equity, Diversity and Inclusion Policy for Citizen Appointments

Presented To:	City Council
Meeting Date:	July 15, 2025
Type:	Managers' Reports
Prepared by:	Sarah Moore Clerk's Services
Recommended by:	General Manager of Corporate Services

Report Summary

This report provides a recommendation regarding the Equity, Diversity and Inclusion Policy for Citizen Appointments.

Resolution

THAT the City of Greater Sudbury directs staff to prepare a by-law for the adoption of the Equity, Diversity and Inclusion Policy for Citizen Appointments as outlined in the report entitled "Equity, Diversity and Inclusion Policy for Citizen Appointments" from the General Manager of Corporate Services, presented at the City Council meeting on July 15, 2025.

Relationship to the Strategic Plan, Health Impact Assessment and Climate Action Plans

This report refers to operational matters.

Financial Implications

There are no financial implications associated with this report.

Background

In alignment with the new Community Safety and Policing Act (CSPA), 2019, every municipality that maintains a municipal board shall prepare and, by resolution, approve a diversity plan to ensure that the members of the municipal board appointed by the municipality are representative of the diversity of the population in the municipality as outlined in section 28(1) of the CSPA.

Additionally, Section 33(1) of the CSPA outlines key considerations for appointing or reappointing members. It requires that appointments must consider:

- The need for the board to reflect the diversity of the community it serves.
- The competencies required of board members; and
- Any applicable municipal diversity plan.

These provisions are particularly relevant in preparation for potential changes to Council composition in the new year or following municipal elections, where new appointments to boards may occur.

To meet the legislative requirements and further the City's strategic equity goals, the following Equity, Diversity, and Inclusion Policy for Citizen Appointments has been developed. This policy seeks to:

- Foster an inclusive and representative civic environment.
- Remove systemic barriers from recruitment and appointment processes; and
- Promote transparency, accessibility, and fairness in citizen appointments to various boards.

The policy outlines clear implementation strategies including inclusive outreach and recruitment, transparent and equitable selection processes, and ongoing training for Council members. It is aligned with the Ontario Human Rights Code and the Accessibility for Ontarians with Disabilities Act (AODA).

By adopting this policy, the City of Greater Sudbury reaffirms its commitment to fostering an inclusive, diverse, and equitable civic engagement process that reflects the rich diversity of its residents.

Resources Cited

[Human Rights Code, R.S.O. 1990, c. H.19 | ontario.ca](#)

[Accessibility for Ontarians with Disabilities Act \(AODA\)](#)

[Municipal Act](#)

[City of Greater Sudbury: Diversity, Equity and Inclusion Policy, 2023](#)

[Community Safety and Policing Act, 2019, S.O. 2019, c. 1, Sched. 1](#)

Equity, Diversity, and Inclusion Policy for Citizen Appointments

1. Policy Statement

The City of Greater Sudbury is committed to fostering an inclusive, equitable, and diverse community by ensuring that appointed bodies reflect the broad spectrum of residents they serve. This commitment is rooted in the recognition that diversity in experience, background, and perspective enhances decision-making and strengthens civic engagement. The City of Greater Sudbury actively works to remove systemic barriers in recruitment, appointment, and retention processes while cultivating a culture of respect, accessibility, and inclusivity.

2. The Purpose / Scope

The City of Greater Sudbury is committed to fostering an inclusive community by eliminating barriers in communication and processes, ensuring accessibility, and creating an environment where all individuals feel welcome to participate. The purpose of this policy is to promote equitable opportunities for diverse candidates to apply for appointment to municipal panels and boards, supporting representation that reflects the community's needs.

The main objectives of this policy are:

- To eliminate systemic barriers through the nominations process and to develop an environment that promotes diversity, equity, and inclusion.
- To foster an environment that respects people's dignity, ideas, and beliefs, thereby ensuring diversity, equity, and inclusion in The City of Greater Sudbury.
- To contribute to the achievement of the City of Greater Sudbury's business goals, strategic plan, and client service delivery by building an environment that promotes diverse viewpoints.
- To be deliberate in our intention to apply a diversity, equity, and inclusion approach in our recruitment efforts.
- To implement fair and transparent selection criteria and outreach efforts that encourage participation from historically underrepresented groups.

This policy applies to citizen appointments to advisory bodies, local boards, corporations and legislated committees.

3. Implementation Strategies

3.1 Outreach and Recruitment

- Advertisements for vacancies on advisory bodies, statutory boards, committees and legislatively required groups will be circulated to various diverse community groups and organizations. The City will use inclusive outreach strategies, including targeted communications and partnerships with diverse community organizations, cultural groups, and equity-seeking organizations.
- Vacancies for citizen appointments will be widely advertised in multiple formats such as but not limited to, public releases, social media, paid advertisements etc.

- Applications will include optional self-identification questions to assess the effectiveness of outreach efforts in attracting diverse candidates.
- The City will implement alternative application formats and support mechanisms to enhance accessibility.

3.2 Selection and Appointment

The selection processes will be transparent and adhere to principles of equity and inclusion. Members of the Nominating Committee and Council collectively are encouraged to take into consideration this policy when appointing citizens to the various bodies.

- The Nominating Committee and Council will consider the diversity of the applicant pool and prioritize appointments that enhance representation of underrepresented groups.

4. Training

Training will be provided to Council at the start of every new term

- Unconscious bias and heuristics in decision-making.
- Anti-racism, anti-oppression, and intersectionality principles.
- Inclusive leadership and engagement strategies.

5. References

This policy aligns with:

- Ontario Human Rights Code
- Accessibility for Ontarians with Disabilities Act (AODA)
- City of Greater Sudbury Strategic Plan
- Municipal Act, 2001
- City of Greater Sudbury: Diversity, Equity and Inclusion Policy, 2023
- Community Safety and Policing Act, 2019, S.O. 2019, c. 1, Sched. 1

By implementing this policy, the City of Greater Sudbury reaffirms its commitment to fostering an inclusive, diverse, and equitable civic engagement process that reflects the rich diversity of its residents.

Wahnapiatae Lagoon Rehabilitation

Presented To:	City Council
Meeting Date:	July 15, 2025
Type:	Managers' Reports
Prepared by:	Shawn Chretien Water/Wastewater Treatment & Compliance
Recommended by:	General Manager of Growth and Infrastructure

Report Summary

This report provides a recommendation regarding the funding of the Wahnapiatae Lagoon Rehabilitation project.

Resolution

THAT the City of Greater Sudbury approves a budget of \$3 million for the Wahnapiatae Lagoon project with funding from the Capital Financing Reserve Fund – Wastewater as outlined in the report entitled “Wahnapiatae Lagoon Rehabilitation” from the General Manager of Growth and Infrastructure, presented at the City Council meeting on July 15, 2025.

Relationship to the Strategic Plan, Health Impact Assessment and Climate Action Plans

Rehabilitating the Wahnapiatae Lagoon addresses a number of objectives within the strategic plan, including:

- *1.0 “Asset Management and Service Excellence”* by increasing the useful life of the Wahnapiatae Lagoon by 15-20 years
- *2.2 “Seize the Momentum Resulting from Greater Sudbury Innovation Blueprint Process”* by aligning our needs with a local partner for mutual benefit
- *3.3 “Build Climate Resiliency into Existing Programs”* by increasing the capacity of the Wahnapiatae Lagoon for additional inflow due to more rain events or faster spring snowmelts

Financial Implications

If approved, this capital project will proceed with funding of \$3 million from the Capital Financing Reserve Fund – Wastewater.

Background

A wastewater lagoon is an engineered basin designed to treat wastewater using natural biological processes. As wastewater enters the lagoon, heavier solids settle to the bottom forming a sludge layer. Over time, aerobic and anaerobic bacteria, along with sunlight and oxygen, help break down organic matter and reduce pathogens. Lagoons often include multiple cells to increase treatment efficiency and retention time. Lagoons are relatively low-maintenance and cost-effective, with operational activities limited to weekly site inspections and sampling. Ultimately, lagoons produce cleaner water that can safely reenter the environment.

The sludge layer thickens over time as solids continuously settle to the bottom, which decreases the retention time of the lagoon. The loading rate of a lagoon varies based on the population it serves and the type of wastewater it receives. Over time, desludging is required to regain the lost capacity within the lagoon and involves dredging the bottom, drying and disposing the solids offsite. The Federation of Canadian Municipalities reported desludging cycles for Canadian lagoons generally occur every 5 to 20 years.

The nutrient-rich sludge creates an ideal environment for plant growth. Weeds, grasses, reeds, and even small trees may start to take root along the banks and in the shallow areas. This overgrowth can interfere with water flow and reduce treatment efficiency.

Figure 1 shows a lagoon with minimal vegetation and desludging that occurred within the last 5 years. Figure 2 shows a lagoon with significant vegetation and no desludging in the last 20 years.



Figure 1: Capreol Lagoon



Figure 2: Wahnapiatae Lagoon

Analysis

The Wahnapiatae Lagoon contains three cells and is located south of Wahnapiatae (Figure 3). The cells discharge into an effluent ditch which discharges into the Wahnapiatae River. Figure 2 shows the current state of the lagoon's vegetation cover.

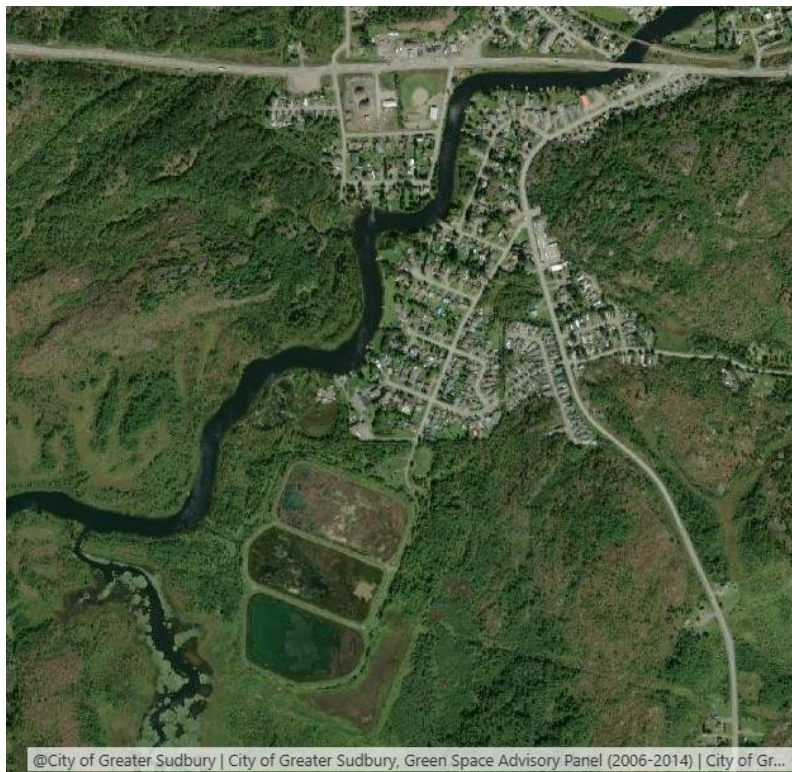


Figure 3: Location of Wahnapiatae Lagoon

The Environmental Compliance Approval (ECA) is our licence for operating the lagoon. It states the conditions that must be followed to stay within compliance. These conditions include sampling frequency, effluent concentration limits and discharge windows. Per the ECA, the lagoon discharges semi-annually: spring and fall. The spring discharge is to commence after the lagoon has become free of ice cover.

As the sludge accumulation and vegetation growth are causing the cells to become shallower, this spring saw the snowmelt overwhelm the remaining capacity and start discharging before all the ice was gone. This event is a contravention of our ECA. Our local partners at the Ministry of the Environment, Conservation and Parks (MECP) were notified as we sought approval to commence discharge with remaining ice cover. The overflow occurred at the normal discharge location and did not breach the berms.

Staff increased sampling and testing frequency and found all parameters to be within the effluent concentration limits.

A similar operation problem was encountered last year. As stated in the City of Greater Sudbury Wastewater Lagoons Annual Report 2024, last year's fall discharge was impeded when vegetation created a blockage in the discharge pipe. A second cell's discharge pipe has since been impeded.

In 2022, staff issued a Request for Tender (ISD22-23) to rehabilitate the lagoon. Sixteen companies took the plan, but only one placed a bid for \$11 million. As this was greater than budgeted, the tender was not awarded. Discussions were held about phasing the work over many years for budgetary reasons, but the high mobilization/demobilization costs, and years-long disturbance to local residents made this approach unfeasible.

The specific challenge with rehabilitating the Wahnapiatae Lagoon is the need to first remove the vegetation which requires specialized equipment such as floating excavators. Once the vegetation is removed and disposed, additional equipment is brought to site to begin dredging operations.

This spring's discharge reinforced the need to address the lagoon's condition in the short term. The City has not undertaken sewage lagoon cleaning in over a decade, and the process is inherently complex, requiring specialized equipment. Given these challenges, staff conducted a market sounding to assess contractor availability and the anticipated scope of work. These discussions revealed a time limited local disposal option for the dredged material, which will result in significant cost savings. It is anticipated that the same scope of work can be completed this summer for \$3 million as opposed to the \$11 million bid in 2022.

Conclusion

Staff recommend advancing the rehabilitation of the Wahnapiatae Lagoon in 2025 with funding being allocated from the Capital Financing Reserve Fund – Wastewater. This takes advantage of a unique opportunity to reduce overall costs and have the work done within one season, therefore reducing the impact to the residents in Wahnapiatae.

Resources Cited

Optimization of Lagoon Operation, Federation of Canadian Municipalities and National Research Council (2004), Accessed online: <https://fcm.ca/sites/default/files/documents/resources/guide/infraguide-optimization-lagoon-operations-mamp.pdf>

City of Greater Sudbury Wastewater Lagoons Annual Report 2024, Accessed online: <https://www.greatersudbury.ca/live/water-and-wastewater-services/projects-plans-reports-and-presentations/wastewater-annual-reports/2024-lagoons-annual-report-pdf/>

Downtown Sudbury – South District Development Potential

Presented To:	City Council
Meeting Date:	July 15, 2025
Type:	Managers' Reports
Prepared by:	Kris Longston Planning Services
Recommended by:	General Manager of Growth and Infrastructure

Report Summary

This report provides recommendations regarding Council Resolution CC2025-45 directing staff to develop a report outlining recommendations and next steps for the development of Downtown Sudbury’s South District.

Resolutions

Resolution 1:

THAT The City of Greater Sudbury directs staff to implement the recommendations and return by the end of Q1, 2026 with an update on the next steps outlined in the report entitled “Downtown Sudbury – South District Development Potential” from the General Manager of Growth and Infrastructure, presented at the City Council Meeting of July 15, 2025

Resolution 2:

THAT The City of Greater Sudbury directs staff to prepare a business case for the demolition of the Sudbury Community Arena upon completion of the Event Centre and replacement with temporary surface parking for consideration as part of the 2026-2027 Budget Process, as outlined in the report entitled “Downtown Sudbury – South District Development Potential” from the General Manager of Growth and Infrastructure, presented at the City Council Meeting of July 15, 2025

Relationship to the Strategic Plan, Health Impact Assessment and Climate Action Plans

The next steps outlined in this report would support Council’s 2019-2017 Strategic Plan Goal 2.4, which seeks to Revitalize Greater Sudbury’s Downtown and Town Centres with public investment that supports private investment.

The recommended next steps would also help the City meet Goal 1 of the Community Energy and Emissions Plan, which seeks to achieve energy efficiency and emissions reductions by creating compact, complete communities through infill development.

Financial Implications

The recommended actions, as outlined in the report, will be undertaken as part of ongoing projects such as the Downtown Master Plan Update and/or will be funded through existing budgets.

If approved, staff will prepare a business case for the demolition of the Sudbury Community Arena upon completion of the Event Centre and replacement with temporary surface parking for consideration as part of the 2026-2027 budget process, which would anticipate cash flows in 2028.

Executive Summary

Council tasked Economic Development and Planning Services staff with preparing a report on the downtown south district's development potential, including strategies for soliciting developer proposals, reducing development barriers, planning for the best use of the existing Sudbury Community Arena and its land, updating downtown parking studies, and integrating the Event Centre site into the Downtown Master Plan update.

Much of the work outlined in the February 18, 2025 Council motion is scheduled to take place as part of the Downtown Sudbury Master Plan Update and will be completed by the end of 2025. The recommended outcomes of that process will likely include several action items for Council's consideration, including but not limited to the development of an Expression of Interest process for City-owned lands in the south district, including the Sudbury Community Arena site, in early 2026.

A series of background studies and site preparations have been undertaken for lands south of Brady Street as part of the large projects and the new Event Centre, including geotechnical investigations, land acquisition, utility relocation and more. This prior work by the City will be instrumental in setting the stage for the eventual private redevelopment of this area with the cultural hub and Event Centre as the primary catalysts for investment.

In March 2024, as part of the background work to the Downtown Master Plan Update, the City completed an update of the Downtown Sudbury Parking Study. The Study found that there is sufficient parking currently in the downtown for the Cultural Hub, Event Centre and the Elgin Greenway. Staff is recommending an update to the Parking Study, via a technical memo, to capture the additional parking areas that have been added and to provide recommendations for short, medium and long-term strategies that support Council's goals for future private economic development in the area.

Background

Council passed the Resolution CC2025-45 on February 18, 2025:

"WHEREAS on February 18, 2025, City of Greater Sudbury Council received an update on the Event Centre from the project team, including the specific location of the new Event Centre;

AND WHEREAS this initiative advances the City's goals related to economic development, downtown revitalization and community vibrancy;

AND WHEREAS the new location will create tremendous opportunities for redevelopment of the South District, spurring economic growth, increasing land value and assessment base, and presenting strategic alignment with the development of Downtown Sudbury as a whole;

AND WHEREAS Council and the City have identified the development of the South District as a strategic priority that will require a comprehensive plan to maximize this generational opportunity;

THEREFORE, BE IT RESOLVED that Council directs staff in Economic Development and Planning

Services to prepare a report for the development of the South District for Council's consideration, including:

- A recommended approach to solicit, receive and evaluate proposals from interested developers with South District projects that align with the City's goals and optimize the area's development potential;
- Opportunities to de-risk the South District to reduce barriers to development and increase its attraction of development investments,
- A plan for the best use of the existing Sudbury Community Arena and its land,
- A summary of steps to be taken to update studies for parking in the downtown, and
- A summary of how the site location will be integrated to the Downtown Master Plan;

AND BE IT FURTHER RESOLVED that the report is to be presented to Council by the end of Q2 2025" (See Reference 1).

This report responds to each of these elements.

Recommended approach to solicit, receive and evaluate proposals from interested developers with South District projects that align with the City's goals and optimize the area's development potential

The City's efforts to purchase and develop land in the downtown area are attracting interest from developers, including those with experience in building hotels and commercial spaces. Leveraging this momentum will help secure further investments that are well-suited for the properties near the Event Centre.

The Downtown Sudbury Master Plan Update (the "DMP Update"), further discussed below, will help define the community's goals, priorities and vision for downtown, including the area surrounding the Event Centre. Within scope of the DMP Update is ensuring that the recommendations can be achieved from a servicing and market perspective. This will result in realistic estimates of intensification potential and an action plan to achieve the desired outcomes.

The DMP will include conceptual design and policy recommendations for the south district area to outline highest and best use for the land; this will form the basis for engaging potential developers and provide the framework for evaluation of potential projects.

Staff recommend building on the work to update the DMP with the development and launch of an Expression of Interest/Request for Proposal (the "EOI/RFP") process upon its completion, which will include:

- Identifying the size and location of the City-owned properties available for development
- Soliciting projects that align with the stated vision and goals outlined in the updated Downtown Master Plan
- Defining opportunities targeting desired offerings such as hotels and mixed-use development
- Outlining evaluation criteria for how proposals will be reviewed for alignment with the City's stated objectives
- Providing additional information such as results of geotechnical work and financial incentives available through the downtown Community Improvement Plan programs, including the 20-year Tax Increment Equivalent Grant Program for a parking structure

Potential respondents will be asked to provide information on their proposed projects such as:

- The proposed development concept (commercial, multi-residential, mixed use)
- How the concept aligns with the vision of the Downtown Master Plan and the highest and best use for the property
- For multi-residential, the number of units and proportion of affordable units
- Information on other successful development projects and qualifications of the development team
- Information on financial capacity to advance and complete the project in a timely manner

Staff will develop a list of potential bidders including the developers and investors who have already been

engaged as part of these discussions over the past months, both local developer and industry contacts working elsewhere with an interest in the Sudbury market.

Staff recommends that the City initiate this EOI/RFP process in Q1 of 2026 at the conclusion of the Master Plan Process, anticipated in late 2025.

Opportunities to de-risk the South District to reduce barriers to development and increase its attraction of development investments

Investors and developers are attracted to projects with more certainty and fewer unknowns. Such investors need to consider status of infrastructure such as roads, water, wastewater, power and gas; geotechnical and environmental assessments; zoning and other planning considerations, all equally important to reach shovel-ready status for these targeted investment lands. The background work and studies the City has already undertaken in the South District in support of municipal projects will be provided to potential developers as part of the Expression of Interest process to reduce the risk and help build the business case for investment.

The DMP Update will also provide a new Concept Plan for the entirety of the downtown, including the South District. These conceptual designs and Concept Plan will provide additional information for the recommended EOI/RFP process anticipated for 2026.

Staff recommend the following actions:

- Complete the work associated with the DMP Update
- Identify the residual parcels and complete a Residual Land Analysis for the identified parcels to determine the value of the development land
- Finalize geotechnical work
- Continue preliminary market research and targeted outreach to investors and developers for hotels and other complementary uses
- Upon the completion of the DMP Update, begin implementing recommendations regarding revising policy to address barriers to redevelopment (such as revising Zoning, Community Improvement Plans, etc. where appropriate)

Council has directed staff to review its various Community Improvement Plans. A Public Hearing under the Planning Act is being held on June 23, 2025 to seek feedback on the proposed *Greater Sudbury Community Improvement Plan*. That CIP will continue to have various grant programs including: Tax Incremental Equivalent Grants; Façade Improvement Grants; Housing and Affordable Housing Grants; Professional Study Grants; and Brownfield Redevelopment Grants. As noted throughout the process in reviewing the CIP, staff will return at the conclusion of the DMP Update process with recommendations for CIP programs specific to Downtown Sudbury.

Staff also recommend continuing work on derisking the redevelopment of the CP Rail Station at 233 Elgin, which is protected under the (Federal) Heritage Railway Stations Protection Act. This work would:

- Complete the Building Condition Assessment to determine required repairs, upgrades and potential costs involved
- Outline the options for transfer of ownership or sale of the building, which is owned by CP Rail and leased by the City
- Engage a heritage architecture professional to provide an initial scoping of potential costs and feasibility of redevelopment opportunities

This derisking work on both the City-owned properties and the CP Rail station is a similar approach to that of work being done on industrial land through the Employment Land Strategic Plan, and advances Council's investment attraction and business support objectives.

A plan for the best use of the existing Sudbury Community Arena and its land

In considering the best use for the existing Sudbury Community Arena, it is important to consider the following:

- The current building condition and ongoing maintenance costs for the City once the new Event Centre is operational
- The feasibility, viability and desirability of the building's adaptive reuse by third parties, which will be explored through the proposed EOI process
- The impact of a large, potentially vacant structure on future private investment in the south district
- The potential conflict of two buildings with similar configurations that could host similar events/programming in close proximity to each other
- The potential to utilize the existing arena site for temporary surface parking for the new event centre as the south district redevelops. There are currently 81 surface parking spaces on the current arena site with the potential for approximately 160 additional spaces within the current building footprint depending on configuration

The community and private sector will continue to be engaged during the DMP and EOI processes on the future of the existing Sudbury Community Arena, including options for adaptive reuse and/or different forms of preservation. For example, in addition to the EOI process, the City could explore the integration of artifacts of the Sudbury Community Arena in the new Event Centre to reflect the people and the history of the building and the experiences of its users.

Based on the above it is recommended that staff continue to explore opportunities for the adaptive reuse of the existing Sudbury Community Arena through the DMP and future south district EOI processes. It is also recommended that staff be directed to prepare a business case for the demolition of the existing Sudbury Community Arena (estimated at \$5M) upon completion of the Event Centre and its replacement with temporary surface parking for consideration as part of the 2026-2027 budget process which would anticipate cash flows in 2028. This approach would preserve the option to demolish the building should a viable adaptive reuse not be established prior to the opening of the new Event Centre.

A summary of steps to be taken to update studies for parking in the downtown

The Downtown Sudbury Strategic Parking Plan was developed in March 2024 in support of the Downtown Master Plan update process; it builds on previous reports from 2012 and 2018. The study area, bounded by Ste-Anne Road, Canadian Pacific Rail, and Paris Street, has 3,648 parking spaces. The study took into consideration a new Event Centre, the development of the Cultural Hub and the full build of the Elgin Greenway.

Data collected during business hours, Friday evenings, Saturday afternoons, and special events showed that parking utilization did not exceed the ideal 85-90% threshold, indicating sufficient parking. The plan concluded that no new parking structure was needed and recommended deliberate parking management strategies instead. Overall, the plan suggests that future growth can be managed with strategic parking management.

As there have been significant decisions affecting lands south of Brady Street in Downtown Sudbury since the completion of the parking study, including the location of the Event Centre and the acquisition of additional properties in the vicinity, a technical update to the parking study will be completed in the coming months.

The technical memorandum will provide recommendations for improving parking management over the short, medium and long-term in support of the redevelopment of downtown.

A summary of how the site location will be integrated to the Downtown Master Plan

As noted above, the DMP Update process is anticipated to be concluded in late 2025. The Event Centre is a

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major project for Greater Sudbury and its finalized location provides clarity on other aspects of the DMP Update. A holistic approach, integrating various aspects of revitalization and engaging the community, will ensure a balanced and resilient downtown renewal. Work will include the testing of the ideas portion of the DMP Update, including analysis and recommendations from a market perspective and water and sanitary capacity standpoint.

The City has prepared conceptual designs of the existing Downtown Master Plan projects that could complement the Event Centre location. These projects include Brady Street Calming, Memorial Park Expansion, and the Elgin Greenway.

The DMP Update will also provide a new Concept Plan for the entirety of the downtown, including the South District. These conceptual designs and Concept Plan will provide additional information for the recommended EOI/RFP process anticipated for 2026.

Recommendation and Next Steps

In summary, the recommended next steps for the redevelopment of the south district are as follows:

1. **Private Sector Investment Opportunities:** Develop Expression of Interest (EOI) and Request for Proposal (RFP) for the south district aligned with DMP in Q1 of 2026.
2. **De-risking South District:** Finalize planned geotechnical work, continue market research on hotels, complete the DMP process with policy recommendations, and revise zoning and community improvement plans, where appropriate.
3. **Sudbury Community Arena:** Continue to engage the public and private sector on potential adaptive reuse and artifact preservation options through the DMP and EOI processes. Prepare a business case for the demolition of the current Sudbury Community Arena upon completion of the Event Centre and its replacement with temporary surface parking for consideration as part of the 2026-2027 budget process.
4. **Parking Studies:** Update the 2024 Parking Study, reassess future parking demand, evaluate short, medium, and long-term impacts of new Event Centre, and provide parking management recommendations, including an analysis of the potential need for a parking structure.
5. **Event Centre Integration:** Incorporate the Event Centre into the Draft Downtown Master Plan (DMP), share at a Community Workshop in late June, and present the final DMP in Fall 2025.

The next steps of the DMP Update process are as follows:

1. **June 2025** – Community Workshop to discuss the draft Conceptual Plan
2. **Summer 2025** – Develop Draft Master Plan Update and Action Strategy
3. **Late Summer/Early Fall** – Community Workshop on Draft Master Plan Update
4. **By end of Q4** - Final Downtown Master Plan Update and Action Strategy Presentation to Council

Resources Cited

1. Council Resolution 2025-45, passed on February 18, 2025
<https://pub-greatersudbury.escribemeetings.com/FileStream.ashx?DocumentId=56357>

Energy Optimization Project

Presented To:	City Council
Meeting Date:	July 15, 2020
Type:	Managers' Reports
Prepared by:	Shawn Turner Energy Initiatives
Recommended by:	General Manager of Corporate Services

Report Summary

This report provides a recommendation regarding a potential energy optimization project at two Greater Sudbury Housing Corporation properties.

Resolution

THAT the City of Greater Sudbury direct staff to enter into a single source agreement with Nerva Energy for the provision of energy optimization services at 1920 and 1960 Paris Street as outline in the report entitled “Energy Optimization Project” from the General Manager of Corporate Services, presented at the City Council meeting of July 15, 2025;

AND THAT the project be funded from the Social Housing Capital Reserve Fund in the amount of \$242,844 with annual energy savings contributed back to the Social Housing Capital Reserve Fund up to the initial project amount. Energy savings above the project amount will be budgeted for in future operational budgets.

Relationship to the Strategic Plan, Health Impact Assessment and Climate Action Plans

This report pertains to objective 3.2 (Develop and Strengthen Strategies and Policies to Mitigate Impact of Climate Change) under the “Climate Change” strategic priority by outlining a way to improve climate resilience.

Financial Implications

The total capital cost for the project is \$508,850 and will be funded \$266,006 from energy incentives provided by Enbridge Gas and \$242,844 from the Social Housing Capital Reserve Fund. Annual energy cost savings of \$39,680 will pay back the reserve over approximately 6 years with savings after the payback period reducing Greater Sudbury Housing Corporation’s operating budget.

Background

The Community Energy and Emissions Plan (CEEP) is the long-term plan to reduce carbon emissions and pollution in Greater Sudbury. It responds to City Council's Climate Emergency declaration in May 2019, which included a commitment to achieve net-zero emissions by 2050. That means reducing greenhouse gas emissions (GHG) caused by human activity to as close to zero as possible and removing remaining emissions from the atmosphere. Similarly, the Government of Canada's 2030 Emissions Reductions Plan outlines a target to cut greenhouse gas (GHG) emissions by 40 percent below 2005 levels by 2030 and achieve net-zero emissions by 2050.

Sudbury Housing Operations acts as the landlord for Greater Sudbury Housing Corporation (GSHC) properties.

The GSHC provides rent-geared-to-income housing to all household types including families, seniors, singles, and people with special needs including persons with mental illness. Their housing portfolio consists of 1,848 units, which makes it the single largest landlord in the City of Greater Sudbury. The portfolio accounts for 39% of the purpose-built social housing stock.

In the housing portfolio, the demand for energy is primarily for space and water heating, with lighting, and appliances comprising the remainder of the energy consumption. This is evidenced in the proportionate share of energy type with natural gas (used in space and water heating) being approximately 79% and 78% respectively in 2022 and 2023. Figure 1 describes the consumption of natural gas and electricity across the housing portfolio.

Figure 1: Housing Operations- Energy Consumption (equivalent kWh)				
Energy Source	2022	2023	Change	Percentage Change
Natural Gas	33,059,029	28,745,417	-4,313,612	-13%
Electricity	8,306,249	7,873,017	-433,232	-5%
Totals	41,365,278	36,618,434	-4,746,844	-11%

Properties in the housing portfolio can be segregated into apartments, townhouses, semi-detached and detached units. The apartment portfolio is the subject of this report and particularly the 1920 and 1960 Paris Street facilities. These facilities account for 14.2% of the total equivalent kWh used in the housing portfolio. The top five energy consuming properties in the Sudbury Housing apartment portfolio are as follows:

Figure 2: Energy Use at top 5 Housing Apartments			
Rank	Address	Energy Use (equivalent kWh)	% of Total Housing Energy Use
1	159 Louis Street	3,553,292	9.7%
2	1960 B Paris Street	2,422,937	6.6%
3	720 Bruce Ave	2,053,183	5.6%
4	1960 A Paris Street	1,655,772	4.5%
5	1920 Paris Street	1,142,077	3.1%

Current Opportunity

The City of Greater Sudbury is part of the Ontario Education Collaborative Marketplace (OECM). The OECM is a not-for-profit collaborative sourcing partner for Ontario's education, municipal and Broader Public Sector (BPS) customers. Nerva Energy is an awarded supplier via the OECM that is based in Hamilton, Ontario. They provide multi-discipline services aimed at reducing the carbon footprint of facilities complete with a financial performance guarantee on the outcome of the project. Nerva Energy has performed energy engineering and project management for public and private sector clients that include school boards, universities and municipalities.

Nerva's process for project generation/approval takes the following steps:

- 1) Engage with potential client to ascertain the likelihood of facility HVAC (plant and distribution) improvements that would result in a positive financial return based on energy savings.
- 2) Conduct feasibility study at no cost to the client. This feasibility study results in a project that outlines the project scope, energy and financial savings associated with the project.
- 3) Conduct any further detailed Engineering and enter into a formal agreement for the project complete with energy conservation and financial guarantees. The financial guarantees are approximately 80% of the expected energy savings or Return on Investment (ROI) to account for any unforeseen circumstances. If the project fails to meet this threshold, Nerva Energy will compensate the City for the difference.
- 4) Post implementation support and monitoring of project improvements to confirm energy savings and financial guarantee.

City staff have engaged with Nerva on several facilities in the City portfolio to help establish a viable energy conservation project. Nerva has conducted a series of visits to the identified City facilities and have examined the energy use at these facilities. The result is an initial proposed project for 1920 and 1960 Paris Street housing facilities.

Project Details

Nerva Energy Proposed Energy Conservation Measures – 1920 & 1960 Paris

1. Install Comprehensive Metering for Plant Equipment

This will provide the ability to track how much energy each system uses in real-time. This data can be used to identify inefficiencies and make informed decisions to reduce energy waste.

2. Separate the Heating and Domestic Hot Water (DHW) Systems

Presently, one heating plant consisting of 4 boilers handles both, which reduces optimization potential. By splitting them, each system can run more efficiently, especially during times when heating is needed but not hot water, or vice versa.

3. Implement a Building Optimization System (BOS)

A BOS uses real-time data and automation to make all systems work together as efficiently as possible. This leads to consistent comfort levels in the building while consuming less energy overall.

4. Match Boiler Operation to Actual Heating Needs

Currently, boilers have longer run times than required due to non-existent feedback from in-suite heating demand. Load-matching with in-suite requirements will ensure boilers only operate when needed and at the appropriate output, reducing energy consumption, improving efficiency, and extending equipment life.

5. Add In-Suite Controls with Setpoint Limits

Existing in-suite thermostats are non-programmable and have no set point limitations, allowing residents to set very high temperatures, driving up energy use. By setting reasonable limits, the building maintains comfort while reducing heating energy waste.

6. Window and Door Sensors to Mitigate Energy Abuse

Installing sensors on windows and doors can help detect when they are left open while heating systems are in operation. The system will then shut down heating to reduce unnecessary energy waste and help enforce responsible energy use within the building.

7. Make-Up Air (MUA) Optimization

By optimizing and scheduling the MUA system to operate at higher fan speeds during peak occupancy periods (e.g., early mornings, evenings), the building can maintain adequate indoor air quality when most vital, while avoiding unnecessary energy use during off-peak hours.

Financial Analysis

Total Cost	\$508,850
Total Utility Incentive	\$266,006
Combined Net Cost	\$242,844
Projected Gas Savings	\$41,019 (117,810 m ³)
Projected Electricity Savings	\$7,954 (55,216 kWh)
Projected Annual Savings	\$48,973
Guaranteed Gas Savings	\$33,270 (95,555 m ³)
Guaranteed Electricity Savings	\$6,410 (44,489 kWh)
Guaranteed Annual Savings	\$39,680
Total GHG Reduction	225 Tonnes (20%)
Projected Combined ROI	20.2%
Guaranteed Combined ROI	16.3%

The project at 1920 and 1960 Paris Street has a gross cost of \$508,850 and a net cost of \$242,844 as a result of energy incentives provided by Enbridge Gas. The incentive from Enbridge Gas is contingent on the project being completed by October 31, 2025. Nerva Energy is confident they will meet this deadline. Upon completion of this project and the project hitting the projected Return on Investment (ROI), energy consumption will be reduced by approximately 20.2% at these two facilities. This will mainly be a result of reductions in natural gas consumption.

Conclusion

Council resolution 2025-130 called for staff to explore additional funding opportunities that align with our community's portfolio of buildings and facilities for energy efficiency initiatives; AND that staff provide updates on opportunities upon regular reporting on the CEEP. Nerva Energy can undertake an energy optimization project at two of Housing operations largest apartment complexes located at 1920 and 1960 Paris Street. Various improvements have been identified and energy savings calculated. These savings result in an approximate 20% reduction in energy costs and a projected ROI of 20.2% for the project. This return includes a grant available to the City from Enbridge gas that results in a net cost to the City of approximately \$243,000. Nerva Energy offers a guaranteed ROI of 16.3% and will compensate the City should the project not meet that threshold. Staff are recommending to single source this project to Nerva Energy and fund the initial capital cost from the Social Housing Capital Reserve Fund that is to be repaid with the proceeds from the incentive and the attributable energy savings. Once the Social Housing Capital Reserve Fund has been repaid, all subsequent energy savings will be incorporated into the Housing operating budget for the respective location.

Greater Sudbury Development Corporation Funding for March of Dimes

Presented To:	City Council
Meeting Date:	July 15, 2025
Type:	Managers' Reports
Prepared by:	Keith Crigger Economic Development
Recommended by:	Chief Administrative Officer

Report Summary

This report provides a recommendation regarding authorization of funding from the City of Greater Sudbury Community Development Corporation (operating as the Greater Sudbury Development Corporation, or GSDC).

Resolution

THAT the City of Greater Sudbury hereby authorizes an investment of \$450,000 from Greater Sudbury Development Corporation (CGSCDC) Community Economic Development Fund to support the March of Dimes' Project SEARCH initiative, to be disbursed as \$150,000 annually for each of three years, under the terms and conditions outlined in CGSCDC Board Resolution 2025-172, dated June 11, 2025, and as outlined in the report entitled "Greater Sudbury Development Corporation Funding for March of Dimes' Project SEARCH Initiative", from the Chief Administrative Officer, presented at the City Council meeting on July 15, 2025.

Relationship to the Strategic Plan, Health Impact Assessment and Climate Action Plans

The March of Dimes' *Project SEARCH* model is a nationally recognized best practice for improving employment outcomes for youth with disabilities. It aligns with the City's *2019–2027 Strategic Plan* objectives under Economic Capacity and Investment Readiness by addressing workforce gaps and advancing inclusive employment.

Financial Implications

If approved, the total contribution of \$450,000 will be advanced exclusively from CGSCDC in allocations of \$150,000 annually for a three-year term, subject to the conditions identified in CGSCDC Board Resolution 2025-172 and the terms outlined in the funding agreement between the recipient and the CGSCDC. No further municipal contribution is required for this project.

Background

On June 11, 2025, the Greater Sudbury Development Corporation (GSDC) approved Board Motion 2025-172

to support Project SEARCH, an initiative of March of Dimes Canada, with a funding commitment of \$450,000 over three years (\$150,000 annually) from the Community Economic Development (CED) Fund. As this exceeds the \$250,000 threshold outlined in the City of Greater Sudbury–GSDC Operating Agreement, Council approval is required.

Following due diligence completed by Economic Development staff, the project has been reviewed and recommended by the GSDC's CED Committee and was approved unanimously by the Board.

March of Dimes Canada is a national non-profit organization with extensive experience in the design and delivery of programs that promote independence and employment outcomes for individuals with disabilities. Project SEARCH is a globally recognized workforce development model tailored for high school students with disabilities in their final year. The program combines 500 hours of classroom-based employability and life skills training with approximately 700 hours of hands-on work experience through three ten-week internships embedded in real workplace settings.

The program operates during the academic year but includes year-round activity including recruitment, partnership coordination, and post-program employment support. Graduates are supported to secure and retain competitive, integrated employment—defined as paid work in typical workplace settings, earning standard wages, and working at least 16 hours per week.

Employment outcomes for the program here in Greater Sudbury have been highly successful, with a reported 90% of graduates securing meaningful employment within nine months of program completion.

Project SEARCH is a collaborative initiative involving education, health care, long-term care, and private sector partners. Together, they provide the classroom instruction, host worksites, and strategic supports that enable students to develop transferable and marketable skills. However, there is currently no consistent provincial funding stream for the program's essential skills trainer role—a key component of the model that ensures job coaching, technical instruction, and personalized employment planning.

The requested funding from the GSDC will fill this gap by supporting two skills trainers per cohort of 10 students, ensuring the continuity and growth of the program over a three-year period. These staff, typically trained in developmental or social services, work alongside employer mentors to help participants acquire job-specific and soft skills aligned with local labour market needs.

The total program budget is \$2,512,662, with confirmed funding from all partner organizations and sponsors. The GSDC contribution represents 17.9% of the total cost and will directly support local workforce development and inclusive employment strategies.

As is standard with multi-year funding agreements, the organization will be required to provide updated financial information and reporting on project deliverables, reviewed and approved by the Board following each year of the project before the subsequent year's disbursement is released.

This initiative addresses the systemic employment gap faced by youth with disabilities—an equity-deserving group with some of the lowest employment outcomes in Ontario. The model aligns with transition best practices and provincial policy, while supporting local employers by expanding the pool of job-ready talent in sectors experiencing chronic labour shortages.

In addition to positive economic and social outcomes, Project SEARCH offers measurable public savings. Each employed graduate is projected to reduce lifetime reliance on social assistance by over \$127,000, delivering a strong return on investment for government and community stakeholders.

The GSDC has provided previous funding for March of Dimes and the Project SEARCH initiative, and the Board was recognized in 2024 with the March of Dimes' national Changemaker award for this previous support. In this new funding request, the intention of this expanded funding scope is to position March of Dimes to seek permanent or long-term financial support for the Project SEARCH program from senior levels of government and other potential donors.

With continued multi-sector support, Project SEARCH is positioned to become a sustainable and impactful employment pathway for youth with disabilities in Greater Sudbury.

2025 Q2 Report of Council and Committee Meeting Attendance

Presented To:	City Council
Meeting Date:	July 15, 2025
Type:	Correspondence for Information Only
Prepared by:	Brigitte Sobush Clerk's Services
Recommended by:	General Manager of Corporate Services

Report Summary

This report provides information regarding Council member attendance at City Council and Committee meetings for the second quarter of 2025.

Relationship to the Strategic Plan, Health Impact Assessment and Climate Action Plans

This report refers to operational matters.

Financial Implications

There are no financial implications associated with this report.

Background

At the direction of City Council, attached is a summary of attendance by Members of Council to all regular, closed, and special meetings of Council and its Committees for the second quarter of 2025.

References to "Partial" attendance means the member was absent for 25% or more of the duration of the meeting.

Resources Cited

Resolution Number CC2023-33 <https://www.greatersudbury.ca/city-hall/mayor-andcouncil/meetingsagendasand-minutes/>

Closed City Council Meeting Attendance - 2025

Date of Meeting:	Signoretti	Benoit	Brabant	Fortin	Parent	Lapierre	Labbée	Sizer	McIntosh	Cormier	Leduc	Landry-Altman	Mayor Lefebvre
First Quarter													
21-Jan-25	Present	Present	Present	Present	Present	Absent	Present	Present	Present	Present	Present	Present	Present
18-Feb-25	Present	Present	Present	Present	Present	Absent	Present	Present	Present	Present	Present	Present	Present
25-Mar-25	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present
Second Quarter													
29-Apr-25	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present
13-May-25	Absent	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Absent	Present
27-May-25	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Absent	Present	Present
10-Jun-25	Present	Present	Present	Present	Present	Absent	Present	Absent	Present	Present	Present	Present	Present
24-Jun-25	Present	Present	Present	Present	Present	Present	Absent	Present	Present	Present	Absent	Present	Absent

City Council Meeting Attendance - 2025

Date of Meeting:	Signoretti	Benoit	Brabant	Fortin	Parent	Lapierre	Labbée	Sizer	McIntosh	Cormier	Leduc	Landry-Altman	Mayor Lefebvre
First Quarter													
21-Jan-25	Present	Present	Present	Present	Present	Absent	Present	Present	Present	Present	Present	Present	Present
18-Feb-25	Present	Present	Present	Present	Present	Absent	Present	Present	Present	Present	Present	Present	Present
25-Mar-25	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present
Second Quarter													
15-Apr-25	Present	Present	Present	Present	Present	Present	Present	Absent	Present	Present	Present	Present	Present
29-Apr-25	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present
13-May-25	Absent	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present
27-May-25	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Absent	Present
10-Jun-25	Present	Present	Present	Present	Present	Absent	Present	Present	Present	Present	Present	Absent	Present
24-Jun-25	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Absent

Closed Audit Committee Meeting Attendance - 2025

Date of Meeting:	Signoretti	Fortin	Lapierre	McIntosh	Cormier
First Quarter					
No meetings held during the first quarter					
Second Quarter					
17-Jun-25	Absent	Present	Present	Present	Present

Audit Committee Meeting Attendance - 2025

Date of Meeting:	Signoretti	Fortin	Lapierre	McIntosh	Cormier
First Quarter					
28-Jan-25	Present	Present	Present	Present	Absent
18-Mar-25	Present	Present	Present	Present	Present
Second Quarter					
17-Jun-25	Absent	Present	Present	Present	Present

Community and Emergency Services Meeting Attendance - 2025

Date of Meeting:	Fortin	Parent	Lapierre	Labbée	Sizer	McIntosh
First Quarter						
10-Feb-25	Present	Present	Absent	Absent	Present	Present
17-Mar-25	Present	Present	Present	Present	Present	Present
Second Quarter						
23-Apr-25	Present	Present	Present	Absent	Present	Present
21-May-25	Present	Present	Present	Present	Present	Present
16-Jun-25	Present	Present	Present	Absent	Absent	Present

Closed Finance and Administration Committee Meeting Attendance - 2025

Date of Meeting:	Signoretti	Benoit	Brabant	Fortin	Parent	Lapierre	Labbée	Sizer	McIntosh	Cormier	Leduc	Landry-Altman	Mayor Lefebvre
First Quarter													
18-Mar-25	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present
Second Quarter													
22-Apr-25	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present
20-May-25	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present

Finance and Administration Committee Meeting Attendance - 2025

Date of Meeting:	Signoretti	Benoit	Brabant	Fortin	Parent	Lapierre	Labbée	Sizer	McIntosh	Cormier	Leduc	Landry-Altman	Mayor Lefebvre
First Quarter													
28-Jan-25	Present	Present	Present	Present	Present	Present	Present	Present	Present	Absent	Present	Present	Present
18-Mar-25	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present
Second Quarter													
22-Apr-25	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present
20-May-25	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present
17-Jun-25	Present	Present	Absent	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present

Future-Ready Development Services Ad-Hoc Committee Meeting Attendance - 2025

Date of Meeting:	Fortin	Parent	Cormier	Landry-Altmann	Mayor Lefebvre
First Quarter					
No meetings held during the first quarter					
Second Quarter					
12-Jun-25	Present	Present	Present	Present	Present

Hearing Committee Meeting Attendance - 2025

Date of Meeting:	Signoretti	Brabant	Fortin	Cormier	Leduc
First Quarter					
No meetings held during the first quarter					
Second Quarter					
No meetings held during the second quarter					

Nominating Committee Meeting Attendance - 2025

Date of Meeting:	Signoretti	Benoit	Brabant	Fortin	Parent	Lapierre	Labbée	Sizer	McIntosh	Cormier	Leduc	Landry-Altman	Mayor Lefebvre
First Quarter													
25-Mar-25	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Absent
Second Quarter													
No meetings held during the second quarter													

Operations Committee Meeting Attendance - 2025

Date of Meeting:	Signoretti	Brabant	Fortin	Parent	Sizer	Leduc	Landry- Altmann
First Quarter							
27-Jan-25	Present	Present	Present	Present	Present	Present	Present
10-Feb-25	Present	Present	Present	Present	Present	Present	Present
17-Mar-25	Present	Present	Present	Present	Present	Present	Present
Second Quarter							
23-Apr-25	Present	Present	Present	Present	Present	Present	Present
21-May-25	Present	Present	Present	Present	Present	Absent	Present
16-Jun-25	Present	Present	Present	Present	Absent	Present	Present

Closed Planning Committee Meeting Attendance - 2025

Date of Meeting:	Fortin	Lapierre	Cormier	Leduc	Landry-Altman
First Quarter					
3-Feb-25	Present	Present	Present	Present	Absent
24-Mar-25	Present	Present	Present	Present	Present
Second Quarter					
14-Apr-25	Present	Present	Present	Present	Present
28-Apr-25	Present	Present	Present	Absent	Present
26-May-25	Present	Present	Present	Absent	Absent
9-Jun-25	Present	Absent	Absent	Present	Absent
Councillor Labbée attended the June 9, 2025, Planning Committee meeting to achieve quorum					
23-Jun-25	Present	Present	Present	Absent	Present

Planning Committee Meeting Attendance - 2025

Date of Meeting:	Fortin	Lapierre	Cormier	Leduc	Landry- Altmann
First Quarter					
20-Jan-25	Present	Absent	Present	Present	Present
3-Feb-25	Present	Present	Present	Present	Present
19-Feb-25	Present	Present	Present	Absent	Present
24-Mar-25	Present	Present	Present	Present	Present
Second Quarter					
14-Apr-25	Present	Present	Present	Present	Present
28-Apr-25	Present	Present	Present	Present	Present
26-May-25	Present	Present	Present	Absent	Present
9-Jun-25	Present	Absent	Absent	Present	Absent
<i>Councillor Labbée attended the June 9, 2025, Planning Committee meeting to achieve quorum</i>					
23-Jun-25	Present	Present	Present	Absent	Present

Special City Council Meeting Attendance - 2025

Date of Meeting:	Signoretti	Benoit	Brabant	Fortin	Parent	Lapierre	Labbée	Sizer	McIntosh	Cormier	Leduc	Landry-Altman	Mayor Lefebvre
First Quarter													
No meetings held during the first quarter													
Second Quarter													
13-May-25	Absent	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present
27-May-25	Present	Present	Present	Present	Absent	Present	Present	Present	Present	Present	Absent	Absent	Present
24-Jun-25	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Absent	Present	Absent