

## Affordable Housing Update

Presented To:	Planning Committee
Meeting Date:	September 26, 2022
Type:	Correspondence for Information Only
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Recommended by:	General Manager of Growth and Infrastructure
File Number:	N/A

## Report Summary

This report provides an update on work that has been completed with respect to affordable and attainable housing as well as policy work that is in progress.

### Relationship to the Strategic Plan, Health Impact Assessment and Community Energy & Emissions Plan (CEEP)

The City of Greater Sudbury aims to have access to safe, affordable, attainable, and suitable housing options for its citizens. The policy work and actions described in this report directly align with goal 5.1, Expanding Affordable and Attainable Housing Options.

The housing actions and policies described in this report align with the Community Energy and Emissions Plan (CEEP) goal of creating compact, complete communities by encouraging infill development, decreasing dwelling size through an increase in multi-family buildings, and increasing building type mix (Goal 1).

## Financial Implications

There are no financial implications associated with this report.

## Background

The provision of a full range and mix of housing options to meet the changing needs of the population is a fundamental component of Greater Sudbury's Healthy Community approach to growth and development.

The City has made housing a priority through its Strategic Plan and recent resolutions (CC2022-20 and CC2022-138) which affirm its commitment to ensuring Greater Sudbury is well positioned to accommodate a wide range of housing options. In addition, the Small and Tiny Homes Report Council directs staff to undertake several actions related to the development of small and tiny homes and other forms of affordable and attainable housing (CC2020-310). The prioritization of housing aligns with the recent Provincial Housing Affordability Task Force Report and the Province's Streamline Development Approvals Fund (SDAF). Through the SDAF, the City will receive up to \$1,750,000 in funding for process and/or policy improvements

targeting residential development approvals, such as as-of-right residential zoning, implementation of an e-permitting system, and improvement of data and workflow.

This report provides describes key actions that have been completed over the past 5 years and provides an update on the status of work that is currently underway.

## **Key Actions Completed**

Since the adoption of the Affordable Housing Strategy and the Affordable Housing Community Improvement Plan in 2018, several key actions have been undertaken to facilitate the development of affordable and attainable housing options. The sections below provide summaries of each of these actions.

### ***Secondary Dwelling Units (2016 and 2020)***

On July 12, 2016, City Council approved an amendment to the Official Plan and Zoning By-law 2010-100Z to permit Secondary Dwelling Units with the City of Greater Sudbury. Both policy documents were updated in 2020 to permit up to two Secondary Dwelling Units on a property containing a single-detached, semi-detached, row or street townhouse, for a total of up to 3 dwelling units. A secondary dwelling unit is a separate living space with a kitchen, bathroom, and bedroom(s) that can be occupied by the owner or family members or rented.

### ***Development Charge Exemptions and Reductions (2019)***

Several changes to development charges were introduced in 2019 to encourage affordable/attainable housing and housing in serviced areas. Affordable Housing Projects subject to an agreement with the City are exempt from development charges. A reduced rate for Small Dwelling Units less than 1,000 sq.ft gross floor area was also introduced in 2019. Development charges are reduced by 50% for Multi-Unit Residential development that are located fully within a Node or within 100m of a Corridor to encourage housing in serviced areas.

### ***Nodes and Corridors Strategy (including the LaSalle Boulevard Corridor Plan and Strategy) (2020)***

The strategy prioritizes investment and intensification within the City's strategic core areas and corridors. The City recently adopted an Official Plan Amendment and a new Zoning By-law for the LaSalle Boulevard Corridor that rezoned most of the corridor to help create more mixed uses (including more housing options) and a new built form along the corridor. A second phase of the Nodes and Corridors Strategy will begin in 2022.

### ***Land Banking Strategy (2020)***

In February 2020, council approved the Affordable Housing Land Banking Strategy which set up the framework for evaluating surplus municipal properties to determine suitability for affordable housing. The strategy describes the roles of various City divisions and Council in the land banking process. Properties deemed as suitable for future development of affordable housing are to be held by the City for this purpose in conjunction with the City's Affordable Housing CIP.

### ***Shopping Centre Commercial Zone (2021)***

In 2021, Council approved Zoning By-law Amendments to permit multi-residential development, retirement homes and long term care facilities as permitted uses within the 'Shopping Centre Commercial (C5)' Zone.

### ***Residential Parking Standards (2021)***

Recent Zoning By-law amendments facilitate the development of secondary dwelling units by permitting a parking space to be in the required front yard and reduce the parking ratios for multiple dwellings in the R2-3 and C5 to 1 parking space per dwelling unit.

### ***Community Energy and Emissions Plan (2021)***

The Community Energy and Emissions Plan (CEEP) contains a set of goals that are aimed at helping the

City achieve its energy efficiency and greenhouse gas emissions reduction targets. The first goal of the plan is to create compact, complete communities through infill developments, decreasing dwelling size through an increase in multi-family buildings, and increasing building type mix.

#### ***Affordable Housing CIP Applications (2021)***

An application through the Affordable Housing CIP was approved in November 2021 to fund the development of secondary dwelling units in five scattered houses that were formerly part of the City's Community housing portfolio. Raising the Roof, a non-profit corporation, proposes to renovate each house to include a 3-bedroom main floor unit and 2-bedroom secondary dwelling unit in the basement.

#### ***Grant application with College Boreal (2022)***

In 2022, the City collaborated with College Boreal and the Tiny Town Association on a NSERC grant application for a Tiny Home Pilot project. The outcome of the application has yet to be announced.

## **Actions That Are Underway**

#### ***Supply and Demand Analysis***

The housing supply and demand analysis will expand on the work completed in 2018 by N. Barry Lyons Consultants Limited that provided insight on housing gaps based on the City's social housing stock and low-income housing needs. Current work, which is funded through Streamline Development Approvals fund, will expand the focus of analysis to all low and moderate income households in the City and assess housing needs across building types and tenure. The analysis, anticipated to be completed by Q4 2022, will lead to policy development and decision making based on robust data.

#### ***As-of-Right Policy Review***

The As-of-Right Policy review will examine the current housing policies of the Official Plan and housing provisions of the Zoning By-law to determine where amendments may be required to ensure an appropriate framework is in place to allow for a wide range of housing options. Some of the specific elements to be assessed will be provisions for allowing residential development within institutional zones and existing barriers to allowing small and tiny homes in the form of Secondary Dwelling Units. It is anticipated that this review will be completed in Q4 2022 and is funded through the Streamline Development Approvals Fund.

#### ***Population Projection Update***

In order to project future population growth in Greater Sudbury and the corresponding housing and employment needs, the City of Greater Sudbury conducts a study every 5 years to determine the projected growth over the next 20 year timeframe. These projections assist in ensuring that there is an adequate land supply for the forms of development projected and in setting appropriate targets for residential intensification. The Population Projections are anticipated to be completed in Q4 2022 and are funded through the Streamline Development Approvals Fund.

#### ***Surplus Lands – Best Practice Review***

This action will address Council's direction to staff to review best practices on municipal strategies for utilizing surplus institutional properties for housing and community services. The review will include identification of goals and objectives to be informed by the Supply and Demand Analysis described above, identification of policies and procedures in place for various authorities that dispose of surplus institutional land, analysis of procedures and best practices within Ontario and creation of a high-level strategy for the City. This work should be completed by Q2 2023 and is funded through the Streamline Development Approvals Fund.

#### ***Land Banking – Continued Review***

The framework for Land Banking was approved in 2020 and related work continues as criteria for site assessment is refined and detailed reviews of municipal lands are undertaken.

#### ***Nodes and Corridors***

In April 2022 an update on the City's Nodes and Corridors Strategy was provided to Council through

Planning Committee. The next 'corridors' phase will use land use policies introduced by the LaSalle Corridor Study Official Plan Amendment 102 as a template framework for similar policies that support the creation of housing through Mixed-Use development policies. Staff will continue a node-by-node approach for future node studies with a view to improving the vitality of each node including residential development. Work on the Nodes and Corridors Strategy is expected to occur in 2022 and beyond.

### ***ADU Search Tool***

Greater Sudbury is participating in a CMHC-funded project with ADUsearch to develop a tool that will make it easier for property owners, policymakers, and planners to determine where it is feasible to build Accessory Dwelling Units (also known as Secondary Dwelling Units). The tool was pilot in the City of Windsor and ADUsearch has received additional funding to expand the project to several municipalities across Canada.

### ***Update Affordable Housing CIP***

In June 2022 Council approved the adoption of the new Strategic Core Areas CIP (SCACIP) to replace the current Downtown Sudbury CIP and Town Centre CIP. Through the review process it was determined that the cost of creating new residential units is greater than what the market would support and a doubling for the per door grant from \$10/sq foot to \$20/sq foot to offset the upfront costs of unit creation was supported. The Affordable Housing CIP (AHCIP) now requires updating to ensure consistency with the SCACIP. However, it is recommended that amendment to the AHCIP not occur until the Supply and Demand Analysis outlined above is completed to ensure any alignment with recommendations.

## **Summary and Communications**

Affordable and attainable housing continues to be a priority for the City. The policy and program work completed to date has had a positive impact on the creation of new housing, including the creation of new affordable housing. Education and Outreach related to the City's housing work is important to ensure that it is communicated to residents as well as the development community. Residents are updated annually through the Housing and Homelessness Plan update report and the Senior's Advisory Panel's Age Friendly Report Card. The development community receive regular updates through the Development Liaison Advisory Committee (DLAC) meeting as work proceeds. The Affordable Housing Strategy Website provides access to all relevant reports and incentives. The Secondary Dwelling Units website has recently been updated, including a new information guide for homeowners, and Planning Services staff are currently working with Communications Services to develop a strategy for reaching a broader audience.

## **Resources Cited**

1. Greater Sudbury Community Energy and Emissions Plan <https://www.greatersudbury.ca/live/environment-and-sustainability1/net-zero-2050/community-energy-and-emissions-plan-ceep-march-2021-pdf/>
2. Proposed Zoning By-law Amendment for Commercial Parking Standards and the Shopping Centre Commercial Zone, December 14, 2020 <https://www.greatersudbury.ca/do-business/planning-and-development/affordable-housing-strategy/housing-strategy-pdfs/proposed-zoning-by-law-amendment/>
3. Residential Parking Standards Review, September 13, 2021 <https://www.greatersudbury.ca/do-business/planning-and-development/affordable-housing-strategy/housing-strategy-pdfs/residential-parking-standards-review/>
4. Small and Tiny Homes Report, November 9, 2020 <https://pub-greatersudbury.escribemeetings.com/FileStream.ashx?DocumentId=38781>
5. Secondary Dwelling Units Report, June 22, 2020 <https://pub-greatersudbury.escribemeetings.com/FileStream.ashx?DocumentId=370>
6. Affordable Housing Land Banking Strategy, February 19, 2022 <https://pub->

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7. Health and Housing Working Group Final Report, July 9, 2018 <https://pub-greatersudbury.escrimemeetings.com/Meeting.aspx?Id=3B98CCA0-1D0B-4B73-8A4D-097E3FFF664D&Agenda=Agenda&lang=English>
8. Affordable Housing Community Improvement Plan and Zoning By-law Amendments, July 9, 2018 <https://pub-greatersudbury.escrimemeetings.com/Meeting.aspx?Id=64AB8B75-3E16-43D3-A305-FF91823067DA&Agenda=Agenda&lang=English>
9. Affordable Housing Strategy Website <https://www.greatersudbury.ca/do-business/planning-and-development/affordable-housing-strategy/>
10. Secondary Dwelling Unit Website <https://www.greatersudbury.ca/live/building-and-renovating/secondary-dwelling-units/>