

Greater Sudbury Housing Target, Building Faster Fund and Strong Mayor Powers

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Report Summary

This report provides information regarding the Provincial Government's Housing Target for Greater Sudbury and its relationship to the new Building Faster Fund and Strong Mayor Powers.

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

The housing target assigned to Greater Sudbury and the Building Faster Fund align with Council's Strategic Priorities including "Expand Affordable and Attainable Housing Options" and "Develop and Promote Solutions to Support Existing Housing Choices". The Building Faster Fund would assist in implementing the upcoming Housing Supply Strategy and 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 option in the City of Greater Sudbury.

The Housing Supply Strategy and Building Faster Fund will support the creation of compact, complete communities, Goal 1 of the CEEP.

Financial Implications

There are no financial implications associated with this report at this time. Once additional details and eligibility criteria are released for the Province's Building Faster Fund and should the City be eligible to receive funding through the program, a future report will be brought forward for Council direction.

Background

On August 21st the Provincial Government announced the Building Faster Fund and assigned housing targets to 21 additional municipalities, including Greater Sudbury. Greater Sudbury's target is 3,800 new homes by 2031. Access to the Fund is dependent on the Mayor committing to Greater Sudbury's target and also the City's success in meeting its annual housing target. Committing to the target will also result in the City being granted Strong Mayor Powers by the Province.

Greater Sudbury's 2031 Housing Target

In February of 2022, the Province released the Ontario Housing Affordability Task Force Report, which identified the need to create 1.5M new homes in Ontario by 2031. In October of 2022, the Province assigned housing targets to the 29 fastest growing municipalities in Ontario to achieve the 1.5M new homes, which did not include Greater Sudbury at that time. On August 21st of 2023 the province extended housing targets to 21 additional municipalities including Greater Sudbury. The Province has now established Greater Sudbury's housing target at 3,800 new homes by 2031. Using the release of the Housing Affordability Task Force Report in 2022 as the starting point, this would mean that Greater Sudbury would have to create 380 new homes per year to the end of 2031 to achieve the Provincial target.

Historic, Current and Projected Housing Creation in Greater Sudbury

The City regularly [tracks and reports](#) on the number of building permits issued to create new residential units in the City. During the previous 10-year period from 2012 to 2022 the City issued permits to create 4,076 new homes in Greater Sudbury for an average of just over 400 per year.

Since 2020 the City has seen an increase in new home creation with an average of 450 permits for new residential units issued per year over last 3 years. From 2022 to the end of Q2 2023, the City issued permits for 671 new residential units, or 18% of the 2031 target.

In July of this year the City released its updated Population, Household and Employment Projections to 2051. This report projected that the City would grow by 4,180 new households between 2021 and 2031 under the reference scenario, which would exceed the Provincial target.

Building Faster Fund

The Province's Building Faster Fund is a new three-year-\$1.2 billion program to help municipalities meet or exceed the provincially assigned housing targets they have committed to achieve by 2031 as described in their housing pledge. The Building Faster Fund will provide up to \$400 million over three years of financial support for municipalities that can be directed toward housing-enabling infrastructure and related costs that support community growth. Funding under the program will be based on two key criteria. First, each municipalities' potential share of the \$400 million annual allocation will be based on their target's share of the overall goal of 1.5 million homes in Ontario by 2031. Second, each municipalities' actual funding will be based on whether their annual housing performance is on track to meet its 2031 target. Municipalities on track to exceed their target based on annual housing performance will receive additional funding. Funding will begin in 2024 based on 2023 performance.

Based on the above, Greater Sudbury's potential allocation of the \$400M annual funding would be based on the City's share (3,800) of the overall 1.5M new home Provincial target, or 0.0025%. Access to the funding is conditional upon the Mayor committing to Greater Sudbury's housing target by October 15th.

Strong Mayor Powers

In September of 2022 the Province passed the *Strong Mayors, Building Homes Act*. Strong mayor powers and duties include:

- Choosing to appoint the municipality's chief administrative officer
- Hiring certain municipal department heads, and establishing and re-organizing departments
- Creating committees of council, assigning their functions and appointing the chairs and vice-chairs of committees of council
- Proposing the municipal budget, which would be subject to council amendments and a separate head of council veto and council override process

- Vetoing certain by-laws if the head of council is of the opinion that all or part of the by-law could potentially interfere with a provincial priority
- Bringing forward matters for council consideration if the head of council is of the opinion that considering the matter could potentially advance a provincial priority

The Strong Mayor powers took effect in Toronto and Ottawa in the fall of 2022 and were extended to an additional 26 large and fast-growing municipalities in July of 2023. The Province is now extending the Strong Mayor powers to the 21 additional municipalities that were assigned a housing target on August 21st, including Greater Sudbury, conditional upon the Mayor committing to the housing target by October 15th.

Resources Cited

1. "Streamline Development Approvals Fund", report presented at the March 29, 2022 Finance and Administration Committee Meeting, <https://pub-greatersudbury.escribemeetings.com/filestream.ashx?DocumentId=43654>
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. Population Projections Report, July 10, 2023, <https://pub-greatersudbury.escribemeetings.com/filestream.ashx?DocumentId=50009>
5. Strong Mayors, Building Homes Act, 2022, S.O. 2022, c.18 – Bill 3 <https://www.ontario.ca/laws/statute/s22018>
6. To Build More Homes, Ontario Launching Building Faster Fund and Expanding Strong Mayor Powers, Ontario News Release, August 21, 2023, <https://news.ontario.ca/en/release/1003397/to-build-more-homes-ontario-launching-building-faster-fund-and-expanding-strong-mayor-powers>
7. Ontario's Need for 1.5 Million More Homes Smart Prosperity Institute, 2022, <https://institute.smartprosperity.ca/1.5MillionMoreHomes>
8. Report of the Ontario Housing Affordability Task Force, 2022, <https://files.ontario.ca/mmah-housing-affordability-task-force-report-en-2022-02-07-v2.pdf>