

BuildingIN Project

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Report Summary

This report provides information regarding BuildingIN, a Canadian collaborative initiative that will support Greater Sudbury’s Housing Supply Strategy through multi-unit low-rise infill housing.

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

The BuildingIN Project aligns with Council’s Strategic Priorities including “Expand Affordable and Attainable Housing Options” and “Develop and Promote Solutions to Support Existing Housing Choices”. The Supply and Demand Analysis is one of a series of reports that will inform the development of the Housing Supply Strategy which 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 option in the City of Greater Sudbury.

The BuildingIN Project will provide the City with a strong foundation of data and recommendations to guide 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.

Background

BuildingIN helps Canadian municipalities solve their housing supply crisis through multi-unit low-rise infill that works at scale to meet their housing targets. This initiative results from a collaboration of housing professionals from several non-for-profit organizations and private companies. It has been selected as a semi-finalist by the Canada Mortgage and Housing Corporation (CMHC) in Round 5 of the Housing Supply Challenge. BuildingIN achieves its aim by helping municipalities review and revise their regulations and investments to establish a viable business model for multi-unit infill housing. It identifies which areas can benefit from replicable and modular infill and how to catalyze developments that support the city’s goals.

In Q1 and Q2, 2024, Greater Sudbury participated in the development of the analysis tools used by BuildingIN and is now ready to have these applied locally. The background work, barrier analysis report and 3D modelling components of the BuildingIN initiative will be covered by CMHC.

The BuildingIN approach focuses on qualifying areas, using overlay regulations to address barriers to infill rather than blanket rezoning. The approach recognizes the interdependences between increasing housing supply, making communities more complete, reducing emissions, and balancing municipal budgets. This initiative specifically addresses multi-unit low-rise infill housing versus building up through high rise housing or building out through greenfield development. BuildingIN simulates infill outcomes, allowing cities to plan for low-rise infill with certainty, meet targets, and invest strategically in infrastructure that will directly stimulate and support infill housing at scale.

The application of BuildingIN's approach in Greater Sudbury is directly aligned with Resolution PL2024-136 that directs staff to present policy options regarding fourth units as of right by the end of Q1 2025. To allow for better alignment, the policy options for fourth units as of right will be presented by the end of Q2 2025 to correspond with the anticipated completion of the local BuildingIN initiative.

In addition to the analysis, modelling and simulation, the BuildingIN team will conduct a series of public consultation sessions to leverage the experience and knowledge of local housing experts and gain insights from local residents to inform and assist in refining the proposed recommendations. A list of deliverables is provided below.

Deliverables:

1. Mapping neighbourhoods well suited for BuildingIN overlay policies and investment strategies
2. Barrier analysis report for low-rise multi-unit infill
3. Simulation of scenarios – housing, emissions, fiscal outcomes
4. 3D modelling of Greater Sudbury's neighbourhood street in transition
5. Community consultation
6. Formal report with policy options for Council's consideration

Conclusion and Next Steps

The local BuildingIN initiative will support ongoing work related to achieving the City's housing targets and implementation of the Housing Supply Strategy. It is directly linked to items 2.a. (recommendations to enhance current initiatives) and 2.d. iv. (ensuring the right mix of housing stock) of Resolution CC2023-26.

The table below provides an outline of the BuildingIN project stages and anticipated timing.

Project Milestones	Timeline
Kick-off	October 2024
Mapping and Analysis	underway
Begin Formal Public Communications (3 sessions to be held – approximate 1 month apart)	November 2024
Presentation of Report to Council	March/April 2025

Resources Cited

1. "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>

2. Housing Supply Strategy – Over To You Website, <https://overtoyou.greatersudbury.ca/housing-supply-strategy>
3. CMHC Housing Supply Challenge Round 5 – Level-Up, <https://www.cmhc-schl.gc.ca/professionals/project-funding-and-mortgage-financing/funding-programs/all-funding-programs/housing-supply-challenge/round-5-housing-supply-challenge/round-5-semi-finalists>
4. BuildingIN, <https://www.buildingin.ca>