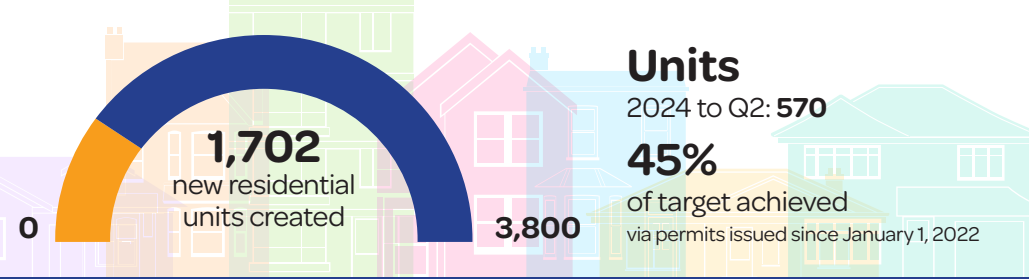


## Housing Supply

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 second quarter



detached homes  
2024: **82**



semi-detached  
2024: **14**



row homes / town homes  
2024: **28**



secondary dwellings  
2024: **31**



senior living apartments  
2024: **349**



apartment conversion  
2024: **66**

## Residential Land Supply

**4,326**

potential units within draft approved subdivisions (795 ha)

**1,035**

vacant legal lots of record: 10,624 potential units (274 ha)

**665**

lots of designated developable lands within settlement boundary: 27,876 potential units (1,027 ha)

## Affordability 2024



**1.1%**  
vacancy rate



**\$366,500**  
affordable purchase price (for a resale home)

### Affordable Rents

(rental rate not exceeding 30% of gross household income)

**\$877** – bachelor

**\$1,043** – one bedroom

**\$1,361** – two bedroom

**\$1,535** – three bedroom

## Housing Highlights

### Housing Supply Strategy:

Presented to Council on January 16, 2024, the Strategy sets a path forward for achieving Greater Sudbury's housing target for the next 10 years and establishes a strategy to fill key gaps on the housing supply.

### Roadmap to End Homelessness:

Approved by Council on May 28, 2024, the roadmap provides recommendations to reach a functional end to homelessness in Greater Sudbury by 2030 to ensure homelessness is rare, brief and non-recurring.

### Development Charges Bylaw:

The new bylaw came into effect on July 1, 2024 and includes a number of exemptions and reductions aimed at spurring additional residential development. This includes a three year freeze on development charges for single family dwellings and a three year moratorium on fees for "missing middle" housing, such as duplexes, triplexes, row houses, townhouses and small unit apartments of 30 units or less.

### Community Improvement Plan (CIP):

In June 2024, Council directed staff to combine Greater Sudbury's existing community improvement plans into a single CIP to facilitate the review, administration and promotion of the City's incentive programs. The CIPs include incentive programs for both market and affordable units meeting certain criteria.

**Population Growth:** Greater Sudbury has experienced robust growth, surpassing expectations, projections and provincial targets. Under the Population Projections High Growth scenario, the city anticipated a population of 172,770 in 2023. Statistics Canada's recent population estimate for 2023 is 179,831.

\*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.