

Appendix E: Key Phase 2 Consultation Themes

	Theme	Connection to Housing Supply Strategy	Timing/Status
1	Intensification should be encouraged within the built boundary	Section 2.3.2 of the Official Plan encourages intensification and development within the Built Boundary	Ongoing
2	Partnerships with Non-Profits, increasing co-op and non-profit housing	Greater Sudbury works with non-profits and other groups to advise them of municipal incentives they may be eligible for and to connect them with funding programs offered by other levels of government.	Ongoing
3	Secondary Suite incentives for private homeowners	The current Affordable Housing CIP has a secondary unit creation program; however, it is only available to non-profit organizations. A Business Case would be required for additional funding to support the program.	Ongoing
4	Developers buying up starter homes and renting at high prices	The City does not have any jurisdiction over the sale of private lands or homes. The Housing Supply Strategy focuses on increasing the supply of housing which should have the affect of creating a more competitive rental market.	Ongoing
5	Vacant and Derelict Buildings	A staff report on Derelict Buildings Regulatory Framework was presented to Council in March 202, followed by a report on September 17, 024 "Addressing Vacant Buildings in Greater Sudbury: Review of By-law 2011-277 the Property Standards By-law for Greater Sudbury. Staff were directed to prepare an amendment to the user fee by-law including escalating fines to address vacant buildings.	Underway
6	Deeply Affordable Housing	Focus Areas 1 and 2 address homelessness, emergency shelter, transitional housing and deep core affordable housing. The ongoing activities and action items in the Housing Supply Strategy align with the Roadmap to End Homelessness and the Housing and Homelessness Plan. The City continues to implement the Social Housing Revitalization Strategy to align the Community Housing Portfolio with the needs of the community.	Ongoing
7	Encourage infill development on corridors, instead of	Infill development is encouraged within the Built Boundary and in particular within key nodes and along corridors. Applications for	No Action Required

	approving multi-storey applications far from core areas	development outside these areas are evaluated using the current Planning framework set out in the Official Plan and Zoning By-law.	
8	Renovictions	A Renovictions Report was presented to Council on October 22, 2024, affirming the current processes in place.	Complete
9	No commercial development should be approved without residential above it	Mixed-Use development is encouraged within strategic nodes and along major corridors. Greater Sudbury has no authority to require proposed commercial developments to include a residential component.	No Action Required
10	Encourage residential development downtown/in empty commercial spaces	The update of the Downtown Master Plan is underway and will consider redevelopment and revitalization of vacant commercial spaces and the mixed-use development that incorporates residential uses. In 2020 amendments were made to the Zoning By-law to allow for multi-residential uses, long term care facilities and retirement homes within the Shopping Centre Commercial (C5) Zone. Additional amendments were made in 2022, to clarify that long term care facilities and retirement homes are permitted in the General Commercial (C2) Zone, Limited General Commercial (C3), Office Commercial (C4) and Downtown Commercial (C6) Zones.	Ongoing
11	Homes being removed from the rental market for use as short term rentals	In March 26, 2024 a report was presented to Council reviewing Short-Term Rentals and a Renovictions Report was presented to Council in October 2024 affirming the current processes in place.	Complete
12	Embed Climate Change and CEEP goals in the Strategy	Community Climate Change Adaptation Plan (CCCAP) and Community Energy and Emissions (CEEP) goals have been embedded throughout the Housing Supply Strategy and are evaluated as part of all planning policy updates and development approvals.	Ongoing
13	Consideration of recommendations from the “Blueprint for More and Better Housing”	Staff have reviewed this document and have incorporated municipal recommendations suitable for Greater Sudbury.	Complete
14	Consider elimination of parking minimums	Reviews and updates to Residential Parking Standards took place in 2020 and 2021. Parking standards will continue to be reviewed,	Ongoing

		in particular in relation to the evolution of the City's transit system and increased routes and frequency.	
15	Consider Indigenous, seniors and multi-generational households	The Housing Supply Strategy recognizes that there is demand for a range of housing options to meet the needs of the population.	Ongoing
16	Income distribution and affordable housing for all should be included	The Housing Needs Assessment (Supply and Demand Analysis) provides an assessment of affordability for both renters and owners at all income levels. The Affordable Housing Community Improvement Plan (AHCIP) provides incentives for developments that include an affordable housing component at or below average market rent.	Ongoing
17	Land Banking and Greenspace Advisory Panel – Value of Greenspaces should be part of decision making.	The Greenspace Advisory Panel Final Report and Interim Report are reviewed and considered when City-owned properties are considered for inclusion in the Affordable Housing Land Bank.	Ongoing
18	Housing shouldn't be built on flood plains or hazards lands	Section 10.2 of the Official Plan contains policies that restrict development within Flood Plains or hazard lands.	No Action Required
19	Housing/transitional housing for new immigrants to the City	The Local Immigration Partnership has formed a Housing Sub-committee to develop ideas and seeks solutions to housing for newcomers.	Ongoing
20	Eliminate zoning for single family housing, create missing middle housing	Since 2016, Greater Sudbury has had a policy framework in place that allows for properties that contain a single detached dwelling, semi-detached dwelling or rowhouse to include secondary or additional dwelling units provided that they the criteria set out in the Official Plan and Zoning By-law without the need for additional Planning Approvals.	Ongoing
21	Provide incentives for affordable housing	The Affordable Housing Community Improvement Plan offers incentives for the development of affordable housing including a Tax Increment Equivalent Grant (TIEG program), a Planning and Building Permit Fee Rebate Program, a Feasibility Study Program, and a Per-Door Grant Program. A Secondary Dwelling Unit Incentive Program is also available to Non-Profits.	Complete/ Ongoing