

Canada Housing Infrastructure Fund

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Report Summary

This report provides information regarding the Canada Housing Infrastructure Fund and outlines the City's application to the program.

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

The Canada Housing Infrastructure Fund aligns with Council's Strategic Priorities including "Expand Affordable and Attainable Housing Options" and "Develop and Promote Solutions to Support Existing Housing Choices". The Canada Housing Infrastructure Fund would assist in implementing the Housing Supply Strategy which will address the actions outlines in the Housing goal of the Strategic Plan, which reflects Council's desire for all citizens, especially vulnerable populations, to have access to safe, affordable, attainable and suitable housing options in the City of Greater Sudbury.

The Canada Housing Infrastructure Fund supports the creation of compact, complete communities, Goal 1 of the CEEP.

Financial Implications

There are no financial implications associated with this report. Should the City be successful in its application to the Canada Housing Infrastructure Fund, a subsequent report will be brought forward with additional information.

Background

The Canda Housing Infrastructure Fund (CHIF) is a \$6 billion fund that aims to accelerate new construction, rehabilitation and expansion of housing-enabling drinking water, wastewater, stormwater, and solid waste infrastructure, directly supporting the creation of new housing supply and improved densification.

CHIF is delivered through two funding streams:

The direct delivery stream: \$1 billion over 8 years to be delivered by Housing, Infrastructure and Communities Canada (HICC).

Provincial and territorial agreement stream: \$5 billion over 10 years to be delivered by the provinces and

territories.

Project Criteria

Projects under the direct delivery stream are expected to meet the following criteria:

- Projects must directly enable new housing.
- Projects must demonstrate that the investment in infrastructure will remove barriers to enabling housing supply in the short term.
- Projects must be at least \$1 million and should not exceed \$100 million in total eligible costs.
- Applications should demonstrate a high level of project readiness – projects must be substantially completed by September 2031.
- Applications subject to housing conditions must meet requirements to be eligible to apply.

Housing Conditions:

Municipalities with a population of 30,000 and above are required to have adopted zoning for four units-as-of-right (4AOR) prior to applying, to allow for more “missing middle” housing types (e.g., duplexes and multiplexes). Council approved a four unit-as-of-right zoning by-law amendment on December 10th of 2024.

Municipalities and regional governments with a population of 300,000 or more must implement a three-year freeze on increasing the cost of development charges prior to applying. This criteria would not apply to Greater Sudbury’s application.

In addition to the two application specific conditions, municipalities are now required to use a federal template for Housing Needs Assessments (HNA). The HNA must be posted on the municipal website. Greater Sudbury is in the process of updating the HNA using the new template and the current Statistics Canada census estimates.

Proposed Project for CHIF

In 2024 Greater Sudbury applied for and was successful in its funding application to the Provincial Housing-Enabling Water Systems Fund (HEWSF). Greater Sudbury received \$34.9M towards the Lively-Walden Wastewater System Upgrades project, which has a total estimated cost of \$70M. Both the HEWSF and CHIF allow municipalities to “stack” funding from other levels of government. In the case of the HEWSF, the program permits the stacking of Federal funding for the balance of the project cost. Based on this ability to stack, staff have applied to the CHIF for the balance of the Lively-Walden Waste Water Upgrade project.

Residential Development Potential

Residential development in the Lively-Walden area is currently constrained by aging infrastructure and lack of wastewater system capacity. The proposed upgrades to the Lively–Walden wastewater system would resolve the capacity issue and allow additional residential development to proceed. The residential development potential in the Lively-Walden settlement area that could benefit from these upgrades is:

Pre-consultation Phase – 1,123 units (258 single detached, 40 semis, 300 multi-res, 535 retirement home)
Approved Site Plans – 331 units (6 single detached, 205 multi-res, 120 retirement home)
Draft Approved Subdivisions – 253 units (201 single detached, 52 semis)
Future Development with Settlement Boundary – 3,535 units (based on 36 units per hectare)

In total, the proposed upgrades would facilitate the development of 1,707 residential units that are in the pre-consultation, site plan and draft approved stages and approximately 3,500 future units within the Lively-Walden Settlement Boundary.

Industrial Development Potential

The proposed Lively-Walden wastewater system upgrades would not only facilitate residential development

but also industrial development in the area. The upgrades are necessary for the proposed servicing of the Fielding Road Strategic Employment Area which forms part of the City's Employment Land Strategy. Additionally, a connection to the business park on the Atikameksheng Anishnawbek First Nation has been approved through the project. The proximity of the work would allow for additional opportunities to partner should they arise.

Conclusion

Based on the CHIF parameters, the City's successful HEWSF application and the current status of the Lively-Walden Wastewater System upgrades, staff believe that the project is an excellent candidate for the funding opportunity and have applied to the CHIF as per the information contained in this report.

Resources Cited

Canada Housing Infrastructure Fund <https://housing-infrastructure.canada.ca/housing-logement/chif-fcil/index-eng.html>

Housing Enabling Water System Fund Report <https://pub-greatersudbury.escribemeetings.com/filestream.ashx?DocumentId=52805>

Housing Supply Strategy website <https://www.greatersudbury.ca/do-business/planning-and-development/housing-supply-strategy/>