

## Appendix B: Housing Supply Strategy Implementation Plan and Progress Tracking

Focus Areas		Implementation Plan
<b>1</b>	Housing Access – Housing Stability. Focuses on ensuring that systems are in place in the homelessness, emergency shelter and transitional housing portions of the housing continuum.	<p>Action Item 1.1: The Roadmap to End Homelessness was adopted by Council on May 28, 2024.</p> <p>Action Item 1.2: Internal Policy Review. Not Yet Started. To be completed through existing staff complement through cross-departmental coordination.</p>
<b>2</b>	Housing Access – Community Housing. Focuses on ensuring that housing options are available for households who require social or supportive housing.	<p>Action Item 2.1: The Lorraine Street Transitional Housing is under construction.</p> <p>Action Item 2.2: The Sparks Street affordable housing project is under construction.</p> <p>Action Item 2.3: Housing Loss Prevention Strategy. Not yet started. Costs dependent on scope of review and strategy.</p>
<b>3</b>	As-of-Right Policy – Secondary Dwelling Units. Focuses on updating the current secondary dwelling unit policy framework first adopted in 2016, and amended in 2020) to allow for missing middle housing in the form of additional dwelling units.	<p>Action Items 3.1 and 3.2: The Official Plan and Zoning By-law amendments to implement additional provisions to facilitate the provision of secondary dwelling units (now referred to as Additional Dwelling Units) was approved on October 22, 2024.</p> <p>Action Item 3.3: Guides and resources will be updated and posted once amendments are in effect.</p> <p>Action Item 3.4: Staff have received direction to review policy framework to allow for up to four additional dwelling units.</p>
<b>4</b>	As-of-Right Policy – Institutional Zoning. Focuses on updating the current policy framework to allow for additional residential uses within the Institutional Zone.	<p>Action Item 4.1: An options report was presented to Planning Committee on November 25, 2024. Proposed Zoning By-law amendments will be prepared and presented following feedback on the options report.</p>

5	<p>As-of-Right Policy – Mixed Use. Focuses on increasing the supply of housing through mixed use development with residential components in commercial zones.</p>	<p>Action Item 5.1: Develop policy framework allow for additional residential uses “as-of-right” in commercial zones and along major corridors. Q2, 2025</p> <p>Action Item 5.2: Amend Zoning By-law to clarify permissions for Greater Sudbury Housing Corporation development on all City-owned Lands. Q2, 2025</p> <p>Action Item 5.3: It is anticipated that further review of “as-of-right” amendments will occurring, including review of parking standards.</p> <p>Action Item 5.4: Participate in the BuildingIN Project, which helps municipalities increase their housing supply through multi-unit low-rise infill that works at scale to meet housing targets. Q2, 2025.</p>
6	<p>Strategy – Nodes and Corridors. Focuses on achieving medium and high density uses at transit-supportive densities in compact, pedestrian friendly built forms along major corridors.</p>	<p>Action Items 6.1 and 6.2: Phase 2 of the Nodes and Corridors Strategy was adopted on August 13, 2024.</p>
7	<p>Strategy – Downtown Master Plan. Focuses on reinforcing the function of Downtown through mixed use and adaptive reuse of commercial buildings.</p>	<p>Action Items 7.1, 7.2, and 7.3 (components of the Downtown Master Plan) are underway. The Downtown Master Plan is anticipated to be completed in Q4, 2025.</p>
8	<p>Strategy – Residential Land Strategy. Focuses on ensuring an adequate availability of serviced lands and appropriate growth sequencing.</p>	<p>Action Item 8.1: Submit Business Case for funding of the Residential Land Strategy. Q3, 2025.</p> <p>Action Item 8.2: Undertake Residential Land Strategy. Funding Dependent.</p>
9	<p>Incentive – Community Improvement Plans. Focuses on incentivizing the creation of additional residential dwelling units, both market and affordable.</p>	<p>Action Item 9.1: In January 2024, a new program was added to the Strategic Core Areas CIP to incentivize the creation of multi-residential units along major corridors.</p> <p>Action Item 9.2: Review, update and consolidation of the existing CIPs is anticipated to be completed by Q4 2025.</p>

10	<p>Incentive – Land Banking. Focuses on the creation of affordable housing units through reviewing, preparing and accumulating properties that are determined to be suitable for the development of affordable housing in conjunction with the AHCIIP.</p>	<p>Action Items 10.1 through 10.5 all pertain to the selection and preparation of lands through the Land Banking Process.</p> <p>Land Banking Strategy implementation will be ongoing.</p>
11	<p>Process Improvement – Streamlining. Focuses on process improvements to streamline the approval of residential dwellings, including those projects funded through the Province’s Streamline Development Approvals Fund.</p>	<p>Action Item 11.1: Review and update of the SPART process is ongoing.</p> <p>Action Item 11.2: Pronto Phase 2 for Planning and Pronto Phase 3 for Conservation Sudbury in underway and on-track for implementation in 2025.</p> <p>Action Item 11.3: Delegation of certain approvals to staff is complete.</p> <p>Action Item 11.4: Complete. In October 2024, Council approved the removal of public hearing requirements for draft plans of subdivision.</p> <p>Action Item 11.5: A Lean review of the Development Approvals section is complete.</p> <p>Action Item 11.6: Create of a one-portal information hub of resources for developers. Q4, 2025.</p>
12	<p>Education and Outreach - Focuses on informing the public and development community of recent policy updates, initiatives that are underway and incentives available to support the creation of a range of housing options.</p>	<p>Action Item 12.1: Develop a comprehensive Education and Outreach Strategy. Q3, 2025.</p> <p>Action Item 12.2: Development of a consolidated Housing Supply Strategy website is complete.</p> <p>Action Item 12.3: Develop and deliver cultural education and training. Dependent on staff resources.</p> <p>Action Item 12.4 Establish working group to develop an Indigenous Housing and Homelessness Plan. To be developed in conjunction with the Housing and Homelessness Plan.</p>

13	Strategic Alignment – Development Charges. Focuses on Incentivizing the development of housing through exemptions and reductions to development charges targeting certain forms of development and in strategic locations and prioritizing infrastructure investment.	Action Item 13.1: On July 1, 2024 a new Development Charges By-law came into effect, implementing several housing related DC exemptions and reductions, in addition to those that were available through the previous Development Charges By-law.
14	Strategic Opportunities - Focuses on being prepared to pursue strategic partnerships and funding opportunities to achieve housing goals and targets.	<p>Action Item 14.1: Analyze options regarding short-term rental accommodation. Complete</p> <p>Action Item 14.2: Review City’s multi-residential tax rate. Timing TBD.</p> <p>Action Item 14.3: Review urban design guidelines, heritage standards, parking standards, parkland requirements and urban forestry practices for alignment with housing policy. Q4, 2025.</p> <p>Action Item 14.4: Review of options for temporary workforce accommodation for newcomers and skilled workers. Q3, 2025.</p>
15	Data and Targets - To provide performance reporting that enables Council to assess progress towards achieving housing targets.	<p>Action Item 15.1: Develop a quarterly report on key housing data. Complete.</p> <p>Action Item 15.2: Develop an on-line portal for resources related to the development process. Q3, 2025.</p>
16	Monitoring and Governance - Establishes a governance framework to monitor progress towards achieving the goals and objectives set out in each of the focus areas.	<p>Action Item 16.1: An internal Housing Leads Team has been formed.</p> <p>Action Item 16.2: Develop Terms of Reference for an External Housing Advisory Panel. Q2, 2025.</p>
17	Strategic Collaboration. Actively engage and collaborate with post-secondary institutions, Provincial and Federal Governments, Industry and Labour to develop strategies to increase housing supply capacity and address coordination challenges and issues that are outside the municipal sphere of influence.	Action Item 17.1: Develop a Terms of Reference for an Advocacy Strategy in alignment with the recommendation of the Roadmap to End Homelessness.

## Progress Tracking

Action	Focus Area Reference	Implementation Action	Status
1	1.1	Develop Strategy to End Homelessness by 2030	Complete
2	1.2	Internal Policy review	Not Started
3	2.1	Complete construction of 40-unit transitional housing project	Underway
4	2.2	Complete construction of 14-unit affordable housing project	Underway
5	2.3	Develop a Housing Loss Prevention Strategy	Not Started
6	3.1	Update secondary dwelling Unit policy framework	Complete
7	3.2	Update additional dwelling unit policy framework for 4 units	Underway
8	3.3	Update guides and resources to reflect the new policy framework	Underway
9	3.4	Review options for allowing up to 4 dwelling units	Underway
10	4.1	Develop policy framework for residential as-of-right on institutionally zoned lands	Underway
11	5.1	Development policy framework mixed-use as-if-right residential	Underway
12	5.2	Amend Zoning By-law to clarify permissions for Greater Sudbury Housing Corporation developments on City-owned lands	Underway
13	5.3	On-going review for as-of-right opportunities	Underway
14	5.4	Participate in the BuildingIN Project	Underway
15	6.1	Official Plan Amendment for Corridors	Complete
16	6.2	Official Plan Amendment for Secondary Community Nodes	Complete
17	7.1	Update the Downtown Master Plan	Underway
18	8.1	Residential Land Strategy – funding required	Not Started
19	9.1	CIP - new multi-residential TIEG Program	Complete
20	9.2	CIP consolidation of existing CIPs	Underway
21	10.1-10.5	Land Banking Strategy	Underway
22	11.1	Review and update of SPART process	Underway
23	11.2	Pronto Phase 2 and Phase 3	Underway
24	11.3	Delegation of certain approvals to staff	Complete
25	11.4	Removal of public hearing requirements for DA plans of subdivision	Complete
26	11.5	Complete LEAN review of development approvals	Complete
27	11.6	Create a one-portal info hub for developers	Not Started

28	12.1	Education and Outreach Strategy	Underway
29	12.2	Housing Supply Strategy – website consolidation	Complete
30	12.3	Cultural Training	Not Started
31	12.4	Establish working group to develop Indigenous Housing and Homelessness Plan	Not Started
32	13.1	Development Charges Review and By-law Update	Complete
33	14.1	Home sharing and short-term rentals	Complete
34	14.2	Review multi-residential tax rate	Not started
35	14.3	Review urban design guidelines, heritage standards, parking standards, parkland requirements and urban forestry practices.	Underway
36	14.4	Review options for temporary workforce accommodation	Underway
37	15.1	Develop quarterly report on key housing data	Complete
38	15.2	Develop on-line portal for development related resources and land supply dashboard	Underway
39	16.1	Establish an Internal Housing Lead Team	Complete
40	16.2	Develop a Terms of Reference for an External Housing Advisory Panel to review progress on implementation	Not Started
41	17.1	Develop Terms of Reference for Advocacy Strategy	Not started

Status	Action Item Count
Completed	13
Underway	19
Not Started	9
Total	41