

BuildingIN Project Update

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Recommended by:	General Manager of Growth and Infrastructure
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Report Summary

This report and presentation provide a recommendation regarding the BuildingIN Project, which provides analysis, recommendation and planning framework to enable low-rise multi-residential infill housing in strategic areas of the City in alignment with Greater Sudbury's Housing Supply Strategy.

Resolution

THAT the City of Greater Sudbury directs staff to develop an implementation plan for a planning framework and parking strategy to enable low-rise multi-residential development by the end of Q2, 2026, as outlined in the report entitled "BuildingIN Project Update" presented by the General Manager of Growth and Infrastructure at the Planning Committee meeting of June 9, 2025.

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", which reflect 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 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.

Background

On November 13, 2024, staff presented a report to Planning Committee outlining the purpose of the BuildingIN project as well as timelines for the completion. The BuildingIN initiative supports ongoing work related to achieving the City's housing targets and implementation of the Housing Supply Strategy by providing a framework to enable intensification and infill development within strategic areas of the City that are close to transit, maximize use of existing infrastructure, and create more housing in areas where there are existing soft services.

The proposed zoning overlay provisions would allow up to 10 dwelling units per building with dedicated entrances within the qualifying area. The overlay is designed to make repeatable and modular designs work well across a variety of infill development scenarios. This proposed approach facilitates more cost-effective construction, rather than custom designs for every property.

Recent changes to the Official Plan and Zoning By-law allow up to 4 dwelling units per lot, in areas with full municipal services, which supports a variety of new infill housing design options. However, current zone standards and parking requirements limit the number of lots/locations where infill through additional dwelling units can be achieved. This project provides a framework to enable a greater number of infill units per lot within targeted areas.

The goal of the BuildingIN Project is aligned with Provincial and Federal objectives of maximizing housing density and supply. It is also aligned with the City's Housing Accelerator Fund Action Plan initiatives: #1 Removal of Barriers Through As-of-Right Housing Policy and Allowing Four Units As-of-Right and #8 Parking Standards Review and continued as-of-right zoning work.

Now that the BuildingIN report has been finalized, it is recommended that staff be directed to develop an implementation plan for Council's consideration that includes options and best practices for on street parking.

What Outcomes Could be Achieved

The BuildingIN report identifies several benefits to the City, namely:

Fiscal impact: Residential development through infill could generate more than \$700M in municipal revenue by 2051, nearly 10 times higher than development under the current framework. Infill development makes good use of existing infrastructure adjacent to the City's main corridors where there is existing water and wastewater capacity and provides increased tax revenue for maintenance of existing infrastructure, sidewalks and neighbourhood upgrades. Under a business-as-usual scenario, a greater proportion of low-density development would occur through greenfield development in the municipality increasing the municipal budget required for maintenance of an expanded road network, infrastructure, sidewalks, etc.

Housing Supply: Capacity to meet low-rise housing demand with 10,250 infill units (within the qualifying areas alone), in relation to the projected number of new households as per the Population Projection Report high growth scenario of 12,010 new units by 2051. Without amendments to make infill more financially feasible for developers, a greater percentage of housing supply development will occur outside of the Built Boundary (area where there is existing development) through greenfield development (new homes on newly serviced land).

Environmental Benefits: Housing related emissions are projected to drop by 951 tCO₂eq/year within the Qualifying Area under the BuildingIN scenario compared to 711 tCO₂eq/year under business-as-usual, driven by compact, energy-efficient designs. This equates to a 21% average annual drop in housing-related emissions due to the number of new homes (dwelling units) that would share walls, floors and ceilings. These emissions related projections pertain only to the energy efficiency of the dwellings and do not include the additional benefits of less travel time and potential increase in the use of public transit.

Other community benefit and projected outcomes include increasing the diversity in housing options and creating neighbourhoods that have animated facades with a larger percentage of windows (glazing) and porches creating more socially dynamic neighbourhoods. The change would be incremental, with infill scaled to fit within the existing neighbourhood context.

How was it Developed

The BuildingIN program was developed in four (4) phases:

Phase 1 - Discovery: compiling local information and data, barrier analysis, consultation with community residents, municipal staff, industry stakeholders, and councilors. Three public consultation sessions were held on December 12, 2024, January 16, 2025 and February 20, 2025 to provide information on the project, seek feedback on the BuildingIN project, articulate what a shared vision for what infill development in the community could look like, and refining solutions through modeling potential outcomes. Information on the project was also made available through an Over To You page. A detailed description of the consultation undertaken can be found starting on page 14 of the recommendation report.

Phase 2 - Preliminary Scenario Testing: mapping of the qualifying areas, forecasting the outcomes of preliminary scenarios, and gathering feedback on the preferred scenario.

Phase 3 - Scenario Refinement: Refinement of the preferred scenario based on staff and resident feedback, culminating in a recommended regulatory framework.

Phase 4 - In-Depth Analysis and Recommendations: Further refinement to the qualifying area, comparative modeling of the recommended policy framework scenario in relation to the current policy framework, and finalizing regulatory recommendations, amendments and zoning overlay (see attachment A – Final Report).

BuildingIN Strategic Implementation Framework

Targeted Areas Suited for Infill

The proposed BuildingIN overlay would apply to targeted qualifying areas within the City:

- Focused on Nodes and Corridors with proximity to higher frequency transit
- 400m walking distance of corridors
- Exclude blocks where majority of parcels were developed after 1980
- Exclude lands within the floodplain
- Exclude lands fronting or backing onto water
- Exclude blocks of land entirely bounded by streets too narrow to accommodate street permit parking

Simplified Zoning Framework

- Allow up to 10 dwelling units per building with dedicated entrances
- Maximum height of 11.0m (consistent with current maximum)
- Simplify approval processes with form-based zoning for targeted areas
- The existing zoning framework would remain in place. A developer could choose to develop either using the existing base zoning or the overlay zone

Parking Solutions

- Explore the possibility of area-specific parking solutions (e.g. permit systems)
- The proposed framework could include reduced or no on-site parking. Eliminating neighbourhood parking from the scenario shifts industry response and results in cumulative results comparable to the Business-As-Usual Scenario where on-site parking is provided. Off-site parking provides several advantages for infill development: no increase in hard surfaces or overland stormwater flow, no reduction in soft landscaping or trees, no construction cost associated with parking, cost neutral for municipality.
- The parking recommendations will require further study and coordination with various city operational departments and will consider the newly update Complete Streets Guidelines. Should Council approve the recommendation, staff will return with options and best practices for parking in association with the BuildingIN recommendations.

Streamlined Permit Review

- Streamline permit reviews through planning updates and building code interpretation, and technical memos (see Attachment B):
 - When Do you Need a Firewall in Low-rise Multi-Residential Buildings

- Non-Combustible Exterior Wall Memo
- Room Size Requirements for Combined Spaces
- Street Permit Parking and Neighbourhood Parking
- Stormwater Management

Conclusion and Next Steps

Participation 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, is Action Item 5.4 of the Housing Supply Strategy. The recommendations proposed in the BuildingIN recommendation report were refined through collaboration with the community, city staff, industry (local development community), and a variety of advocacy groups. An Over to You Page with information on the project was also made available and includes Polls on neighbourhood for residents to voice their opinions.

The BuildingIN team has provided the final recommendation report with proposed policy framework and other regulatory amendments, including Official Plan amendments, parking actions, stormwater management requirements, fire flow recommendations, development charges by-law amendments, and zoning overlay recommendations. Prior to implementation, technical discussions must still occur with operational departments regarding street permit parking, snow removal in the qualifying areas, enforcement re on-street parking.

It is recommended that planning staff be directed to undertake technical discussions with relevant City departments and develop an implementation plan for the BuildingIN recommendations to be presented to Council by the end of Q2, 2026.

Resources Cited

1. BuildingIN Over To You page, <https://overtoyou.greatersudbury.ca/buildingin>
2. BuildingIN Project, <https://pub-greatersudbury.escribemeetings.com/Meeting.aspx?Id=bd4b24de-8f81-4fd1-8d45-d83899794d19&Agenda=Agenda&lang=English&Item=24&Tab=attachments>
3. Housing Supply Strategy website, <https://www.greatersudbury.ca/do-business/planning-and-development/housing-supply-strategy/>
4. Population Projections Report, <https://pub-greatersudbury.escribemeetings.com/Meeting.aspx?Id=1783ca04-403c-4309-9bb5-2a3ad87e1ce1&Agenda=Agenda&lang=English&Item=26&Tab=attachments>
5. Community Energy and Emissions Plan (CEEP), <https://www.greatersudbury.ca/live/environment-and-sustainability1/climate-action/net-zero-2050/>
6. Community Climate Change Adaptation Plan (CCCAP), <https://www.greatersudbury.ca/live/environment-and-sustainability1/climate-action/community-climate-change-adaptation-plan/>
7. 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>
8. BuildingIN, <https://www.buildingin.ca/>
9. Additional Residential Unit – Fourth Units As-of-Right – Official Plan and Zoning By-law Amendments, <https://pub-greatersudbury.escribemeetings.com/Meeting.aspx?Id=9b8bed50-9469-40d4-acd5-631910e6cdf&Agenda=Agenda&lang=English&Item=27&Tab=attachments>
10. Residential Parking Standards Review, <https://pub->

greater Sudbury.escribemeetings.com/filestream.ashx?DocumentId=56743

11. Housing Accelerator Fund, City of Greater Sudbury Website, <https://www.greater Sudbury.ca/do-business/planning-and-development/housing-accelerator-fund/>
12. Complete Street Design Guidelines – Transportation Planning Impacts, <https://pub-greater Sudbury.escribemeetings.com/filestream.ashx?DocumentId=56893>
13. City hosting virtual meeting on tackling housing supply today, Sudbury.com, <https://www.sudbury.com/city-hall/city-hosting-virtual-meeting-on-tackling-housing-supply-today-9944756>
14. Third public session on addressing housing shortage set for Feb. 20, Sudbury.com, <https://www.sudbury.com/city-hall/third-public-session-on-addressing-housing-shortage-set-for-feb-20-10245145>