

## Appendix A – Action Plan Summary

### City of Greater Sudbury

#### **Initiative 1: Removal of Barriers Through As-of-Right Housing Policy and Allowing Four Units As-of-Right**

The objective of this initiative is to increase the number and type of dwellings permitted as-of-right, without the need for zoning by-law amendment. In addition to the adoption of policies that allow for up to four units-as-of right, the City has made amendments to allow for multi-residential uses on institutionally zoned lands, added more flexibility to our density policies and our mixed-use policies.

Initiative	Due Date	Status
	October 31, 2025	On Track
Milestones	Due Date	Status
Background Study	December 31, 2024	Complete
Prepare draft Zoning By-law Amendment	December 31, 2024	Complete
Public Hearing	February 3, 2025	Complete
Council Approval	March 25, 2025	Complete
Education and Outreach	October 31, 2025	On Track

#### **Initiative 2: Land Banking De-Risking and Strategic Collaboration**

The goal of the City’s Land Banking Strategy is to accelerate the preparation and disposal of City-owned land that has been identified as suitable for the development of affordable housing in conjunction with the City’s Affordable Housing Community Improvement Plan.

Through the de-risking process, geotechnical work and rezoning of certain city-owned will occur to prepare the lands for the development of a mix of market and affordable housing.

Initiative	Due Date	Status
	June 1, 2025	On Track
Milestones	Due Date	Status
De-risking – Geotechnical and Geoenvironmental Work	October 31, 2024	Complete
De-risking Rezoning – Site 1	January 31, 2025	Complete
De-Risking Rezoning – Site 2	March 31, 2025	Complete
Initiate External Land Banking Process	June 1, 2025	On Track

### Initiative 3: Affordable Housing Concierge and Encouraging Missing Middle Housing

The affordable housing and home energy concierge will support the navigation of the development process related to affordable housing projects, funding opportunities for both affordable housing and climate resiliency and home energy programs. The concierge will also assist with the development of an Education and Outreach strategy to support public education on the availability of incentives, policies and programs available to support the development of housing.

Initiative	Due Date	Status
	December 31, 2026	On Track
Milestones	Due Date	Status
Hire Concierge	April 1, 2025	Complete
Performance Review of Concierge Position	March 31, 2026	On Track
Publicize Services and Initiate Education and Outreach Strategies	December 31, 2026	On Track

### Initiative 4: Development Charges Review

On July 1, 2024, the City's updated Development Charges By-law came into effect. In addition to the housing related incentives that were in effect under the previous development charges by-law, the new by-law includes:

- 3 year freeze of development charges for single family dwellings
- 3 year moratorium on development charges for missing middle homes
- Exemptions for affordable units within Affordable Housing Projects as defined in the by-law
- 50% reduction of multi-units buildings within Nodes or along Strategic Corridors

Initiative	Due Date	Status
	July 1, 2024	Complete
Milestones	Due Date	Status
Project Kick-off	April 3, 2023	Complete
Develop Capital Program	August 3, 2023	Complete
Review Capital Forecast with Steering Committee	January 31, 2024	Complete
Finalize DC Background Study and By-law	April 30, 2024	Complete
Prepare Draft Development Charge By-law	May 31, 2024	Complete
Final Report and By-law	July 1, 2024	Complete

### Initiative 5: Streamlining of the Development Approvals Process Through E-Permitting

The goal of this initiative is to implement process improvements and e-permitting to streamline the approval of residential dwellings. Greater Sudbury has launched PRONTO the e-permitting system which allows citizens and developers to submit building permit applications online and view details related to the processing status of their building permit application.

Initiative	Due Date	Status
	August 28, 2026	
Milestones	Due Date	Status
Implementation of E-permitting: Phase 1 – Planning Services	December 31, 2024	Complete
Implementation of E-permitting: Phase 2 – Building Services	March 31, 2025	Complete
Implementation of E-Permitting: Phase 3 – Building Services. Integration of Historical data into Pronto	July 9, 2025	On Track
Implementation of E-Permitting: Phase 2 – Planning Services	November 1, 2025	On Track
Implementation of E-Permitting: Phase 3 – Planning Services	November 1, 2025	On Track
Integration of External Parties	March 1, 2026	On Track
Online Payment Services	March 2, 2026	On Track
CRM Integration	August 28, 2026	On Track

### Initiative 6: Enhanced Community Improvement Plan and Housing Related Incentives

This initiative will enhance the City's existing Community Improvement Plan programs that support residential development, including the Affordable Housing CIP by combining the existing CIPs into a single CIP to facilitate quicker review, administration and promotion as well as increase funding available through the programs.

Initiative	Due Date	Status
	August 2, 2027	On Track
Milestones	Due Date	Status
Implement Top-Up Funding	January 30, 2025	Complete
Amendment to Community Improvement Plan	June 30, 2025	On Track
Administration of Grants	August 2, 2027	Not Started under new CIP (ongoing under existing CIPs)

### Initiative 7: Residential Land Supply Strategy

The goal of the Residential Land Supply Strategy is to align the supply of zoned and designated residential land with required water and wastewater servicing. This focus area will have longer term positive impacts on housing supply by aligning the City's updated Water Wastewater Master Plan (which is currently underway) with the recently updated Housing Needs Assessment and Roadmap to End Homelessness.

Initiative	Due Date	Status
	September 29, 2025	
Milestones	Due Date	Status
Direction to Develop Strategy	October 31, 2024	Complete
Begin Procurement for Services	November 29, 2024	Complete
Background Study	January 31, 2025	Complete
Stakeholder Consultation	February 30, 2025	Complete
Final Study	September 29, 2025	On Track

### Initiative 8: Parking Standards Review

The objectives of the Parking Standards review are to reduce parking requirements for additional dwelling units and multiplexes; ensure residential parking standards and Zoning By-laws are in alignment with related planning policies for residential development and reduce carbon footprint by encouraging active transportation by reducing the land and resources required for parking requirements.

Initiative	Due Date	Status
	September 1, 2025	On Track
Milestones	Due Date	Status
Completion of Background Study	April 3, 2025	Complete
Prepare draft Zoning By-law Amendment	June 30, 2025	On Track
Public Hearing	August 29, 2025	On Track
Education and Outreach	September 30, 2025	On Track