

## Housing Supply Strategy Update

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Recommended by:	General Manager of Growth and Infrastructure

## Report Summary

This report and presentation provides a recommendation regarding the Housing Supply Strategy and the adoption of a Terms of Reference for a governance model to review progress on implementing the Housing Supply Strategy.

## Resolution

THAT the City of Greater Sudbury approves the Terms of Reference for a Housing Supply Strategy Governance Model, as outlined in the report entitled, “Housing Supply Strategy Update”, from the General Manager of Growth and Infrastructure, presented at the Council meeting on July 15, 2025.

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

The Housing Supply Strategy aligns with Council’s Strategic Priorities including “Expand Affordable and Attainable Housing Options” and “Develop and Promote Solutions to Support Existing Housing Choices”. The Housing Supply Strategy will address the actions outlined in the Housing goal of the Strategic Plan, 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 Housing Supply Strategy provides goals and objectives that support the creation of compact, complete communities, Goal 1 of the CEEP.

## Financial Implications

There are no financial implications associated with this report.

## Background

On December 10, 2024, Council approved the Housing Supply Strategy which sets a path forward for achieving Greater Sudbury’s housing targets for the next 10 years and establishes a strategy to fill key gaps in the housing supply through Council Resolution CC2024-293.

The Housing Supply Strategy includes 41 Action Items under 17 Focus Areas to realize the objectives and goals that the City has adopted through relevant reports and analysis, as well as actions identified through Council Resolution CC2023-36. Some of the Action Items are anticipated to have an immediate positive impact on housing supply and the creation of new units, while others will have more systemic long-term influences on housing supply (for example streamlining of the approvals process). It also recognizes that solving the housing crisis requires collaboration with a wide range of partners, including the provincial and federal governments, post-secondary institutions, the construction industry (builders and developers), service providers and non-profits.

## Housing Supply and Affordability Across the Housing Continuum

The Housing Supply Strategy provides a series of recommended actions to increase housing supply at all levels of affordability from homelessness and emergency shelters to transitional housing, community housing, affordable rental and ownership to market rental and ownership. A high-level summary of affordability range and programs and initiatives targeting each level of affordability is provided below (Further details can be found on page 14 of the Housing Supply Strategy).

Level of Affordability	Household Income/Affordability	Programs/Initiatives
<b>Market</b>	<ul style="list-style-type: none"> <li>Moderate to High-Income</li> <li>Average Market Rent (AMR) or Greater</li> <li>AMR 2-Bedroom Unit- \$1,361</li> </ul>	<ul style="list-style-type: none"> <li>As-of-right zoning provisions</li> <li>Development charge exemptions and reductions</li> <li>Streamlining of development approvals</li> </ul>
<b>Affordable/Attainable</b>	<ul style="list-style-type: none"> <li>Low to Moderate-Income</li> <li>At or Below Average Market Rent Generally 80% of AMR</li> <li>2-Bedroom Unit - \$1,088</li> </ul>	<ul style="list-style-type: none"> <li>Affordable Housing Community Improvement Plan</li> <li>Land Banking Strategy</li> <li>Additional Dwelling Units</li> <li>Education and Outreach</li> </ul>
<b>Deep Affordability</b>	<ul style="list-style-type: none"> <li>Low-Income</li> <li>Subsidy required to pay rent</li> </ul>	<ul style="list-style-type: none"> <li>Housing First and rapid re-housing</li> <li>Supportive Housing</li> <li>Social/Community Housing (RGI)</li> </ul>
<b>Homelessness and Shelters</b>	<ul style="list-style-type: none"> <li>Very low to no income</li> </ul>	<ul style="list-style-type: none"> <li>Homelessness prevention and diversion services</li> <li>Street outreach</li> <li>Emergency shelters</li> </ul>

Generally, municipalities receive updated affordable numbers for both rental and ownership annually in April. Due to the federal election, federal staff entered caretaker-mode, and Greater Sudbury has not yet received updated Affordable Housing Numbers for 2025.

## Housing Supply Strategy Update

There are two monitoring components to the Strategy 1) the City's progress towards implementing the action items identified in the strategy and 2) Key Performance Indicators (KPIs) to measure the impact on Greater Sudbury's housing supply. Though the Housing Supply Strategy was only adopted by the City in December 2024, implementation of actions to support the development of housing have been ongoing. As of December 2024, 13 of the 41 action items were Complete, 9 were not started and 19 were underway.

### Action Items highlighted in the December Housing Supply Strategy report included:

- Adoption of the new Development Charges By-law.
- Adoption of the Corridor TIEG Program in the Strategic Core Areas Community Improvement Plan.
- Adoption of Additional Residential Unit policies to allow up to 3 dwelling units as-of-right.

- Adoption of Phase 2 of the Nodes and Corridors Strategy to enable higher densities along the City's main arterials and capitalize on existing hard and soft infrastructure.
- An update on implementation of the Land Banking Strategy.
- Funding received through the Province's Housing-Enabling Water Systems Fund (HEWSF) for upgrades to the Lively-Walden Wastewater System that will enable the construction of 3,300 new homes.

## Action Item Implementation Highlights

At present, 15 of the action items have been completed, 7 are not yet started and 20 are underway. Between January 2025 and at the time of writing this report, the following housing highlights occurred (some of which are not specifically listed as an action item in the Housing Supply Strategy, but nonetheless have a direct impact on Greater Sudbury's housing system).

**Focus Area 14 – Strategic Opportunities – Canada Housing Infrastructure Fund (CHIF).** Greater Sudbury was notionally approved for funding of \$27.9M through the Canada Housing Infrastructure Fund for the Lively-Walden Wastewater Systems Upgrade project. The total project cost is \$70 million. With the Provincial Funding of \$34.9M through the Housing-Enabling Water Systems Fund, the City share of total project costs will be \$7.2M and it will enable 3,300 new homes.

**Focus Area 14 – Strategic Opportunities – Housing Accelerator Fund (HAF).** Greater Sudbury has been awarded up to \$16M from the Government of Canada through the HAF to fast-track the development of over 495 new housing units over the next three years, reaching a total of 1,951 new permitted homes by March 2028. The City's Housing Accelerator Action Plan includes eight initiatives to support affordable housing, multi-unit housing, and "missing middle" housing.

**Focus Area 3 - Institutional As-of-Right.** In January 2025, the Zoning By-law was amended to allow medium density residential zone uses and standards as-of-right within the Institutional (I) Zone, provided that they are located with the urban settlement area and serviced by municipal water and wastewater with sufficient capacity. This amendment will provide more flexibility for the adaptive reuse of these sites for housing.

**Focus Area 3 – As-of-Right Policy – Four Units As-of-Right.** In December 2024, Council approved amendments to the Official Plan and Zoning By-law to allow a maximum of 4 units on a fully-serviced parcel within the City's settlement areas, or 3 units within the primary building when there is a unit in an accessory building. Allowing Four Units As-of-Right will allow for more missing middle housing to be constructed.

**Housing Accelerator Fund Initiative #3 – Affordable Housing and Home Energy Concierge.** In May 2025, Greater Sudbury hired an affordable housing and home energy concierge. The concierge will support navigation of the development process related to affordable housing projects, funding opportunities for both affordable housing, climate resilience, 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.

**New Housing Needs Assessment (HNA) –** In March 2025, Greater Sudbury updated the City's HNA using the new standardized federal template which helps all levels of government make informed decisions about their infrastructure and housing investment to build the most suitable housing for their communities. The updated assessment projects a greater annual growth rate (1.6%) than the previous 0.7%, indicating there will be an even greater need for housing of all types.

## Key Performance Indicators: Supply, Targets and Gaps

A Housing Supply Report Card will be presented to Council on a quarterly basis to provide updates on new residential units created via the issuance of building permit, residential land supply, indicators of affordability (vacancy rate, affordable rents and purchase price), and highlights of housing related actions that are in progress or have been completed.

The Report Card's indicators provide insight on the impact that the implementation of action items outlined in the Housing Supply Strategy are having on supply and affordability. Other factors outside the municipal sphere of influence also impact housing creation, including: changing legislative environment, shortage of skilled trades, cost of materials, current interest rates, etc. The Q4, 2024 and Q1, 2025 Report Cards are attached to this report as Appendix B and C.

### Provincial Targets

The Province has established Greater Sudbury's housing target at 3,800 new homes by 2031. Municipalities that reach 80% or more of their annual target each year will be eligible for funding from the Province's Building Faster Fund. In 2024 Greater Sudbury received \$1.52 million for exceeding the 2023 target established by the Province.

Target	2023	2024	2025
Provincial	110,000	125,000	150,000
City of Greater Sudbury	279	317	380
Actual	436	TBD* Greater Sudbury has issued permits for 854 new residential units as of December 31, 2024.	TBD* As of June 18, 2025 Greater Sudbury has issued Building Permits that was result in 215 residential units.
%	156%	TBD	TBD
Fund allocation	\$1.52M	TBD	TBD

\*as of October 2024 GCS is at 230 housing starts of 317 units or 72.56% of target on the Provincial tracking webpage.

\*\*tracking is based on housing starts (as opposed to permit issuance)

### Federal HAF Targets

<b>Housing Supply Growth Target</b>	<b>1,951</b>
<b>Overall Permitted Unit Targets (3 years)</b>	
Units expected without HAF (baseline)	1,456
Units incentive by HAF (HAF-incented)	495
Municipality's 10-year unit projection	11,582 (2025 Housing Needs Assessment)
<b>Housing Supply Growth Target Breakdown</b>	<b>1,951</b>
• Multi-Unit housing units near rapid transit	0 (Greater Sudbury does not have a rapid transit system)
• Missing middle housing units	1,089 (units in developments less than 5 storeys)
• Other multi-unit housing units	234 (units in development greater than 5 storeys)
Affordable Housing Units	8.02%

\*tracked based on building permit issuance

Greater Sudbury has developed a Housing Target Progress Tracker on the [Development Dashboard](#) that tracks the number of new residential units for which the City has issued a building permit since January 1, 2022, including secondary units and building conversions that result in the creation of new units. Based on the City's comprehensive tracking methodology, as of the end of December, 2024, Greater Sudbury has issued permits for 854 new residential units, which exceeds the annual targets established by the Province. As of the writing of this report, the Province had not yet updated the housing supply progress tracker and released the Build Faster Fund Target achievements.

### Housing Supply Strategy Governance Model

Item 2.d.x of Council Resolution CC2023-36 recommends that to assist in its implementation the Housing Supply Strategy should include a governance model that includes representation from key stakeholders. This recommendation is reflected as action item 16.2 in the Housing Supply Strategy – Develop a Terms of Reference for an external Housing Advisory Panel.

In Greater Sudbury there are several advisory panels and committees led by City staff that focus, at least in part, on housing. Several local external organizations also focus on housing as a priority. Given the number of housing related panels in Greater Sudbury, some with overlapping membership, it is recommended that the Housing Supply Strategy be governed through annual collaborative forums that include representation from each of these panels. This collaborative forum mirrors the consultation strategy that was undertaken in 2016-2018 to inform the recommendations of the Affordable Housing Strategy.

The Housing Advisory Panel will help implement the Housing Supply Strategy by:

- Reviewing annual progress reports on the Housing Supply Strategy
- Identifying barriers and opportunities in housing development and supply
- Offering suggestions and insights on potential policy, regulatory, or program adjustments
- Promoting collaboration among stakeholders (e.g., developers, non-profits, Indigenous communities); and,
- Ensuring alignment with provincial and federal housing initiatives.

The proposed Terms of Reference of the Housing Supply Strategy Governance Model can be found in Appendix D.

## **Conclusion and Next Steps**

The key priorities for Q3 and Q4 2025 include the following initiatives:

- HAF Initiative #1 – Ongoing As-of-Right Zoning Amendments
- HAF Initiative #2 - Expression Of Interest (EOI) for Land Banking Sites
- HAF Initiative #3 - Education & Outreach Strategy
- HAF Initiative #5 - Streamlining of the Development Approvals Process Through E-permitting
- HAF Initiative #6 – Enhanced Community Improvement Plan and Housing-Related Incentives
- HAF Initiative #7 – Residential Land Supply Strategy
- HAF Initiative #8 – Parking Standards Review
- BuildingIN Implementation Plan
- Downtown Master Plan
- Temporary workforce accommodation for newcomers and skilled workers review
- On-line Portal for developers
- Advocacy Strategy

An implementation plan for action items identified in the Housing Supply Strategy is included in Appendix A, including timelines. Most action items will be undertaken using existing resources and within 2025 and 2026 workplans. A Progress Report on the implementation of the Housing Supply Strategy will be provided to Council in December 2025.

### **List of Appendices:**

- A. HSS implementation Plan and Progress Tracking
- B. Housing Supply Quarterly Report Card (Q4, 2024)
- C. Housing Supply Quarterly Report Card (Q1, 2025)
- D. Terms of Reference – Housing Supply Strategy Governance Model

## Resources Cited

1. National Housing Strategy, CMHC website, <https://www.cmhc-schl.gc.ca/nhs>
2. “Request for the Development of a Housing Supply Strategy”, Motion presented at the February 7, 2023, Council meeting <https://pub-greatersudbury.escribemeetings.com/Meeting.aspx?Id=45cb9903-efa8-4dbc-8754-c95b1dd1773c&Agenda=Agenda&lang=English&Item=50&Tab=attachments>
3. Housing Supply Strategy – Over To You Website, <https://overtoyou.greatersudbury.ca/housing-supply-strategy>
4. City of Greater Sudbury Ten-Year Housing and Homeless Plan, <https://www.greatersudbury.ca/live/community-housing/housing-services1/ten-year-housing-and-homelessness-plan/>
5. Roadmap to End Homelessness by 2030, May 28, 2024, <https://pub-greatersudbury.escribemeetings.com/FileStream.ashx?DocumentId=53543>
6. Province of Ontario, Tracking Housing Supply Progress webpage, <https://www.ontario.ca/page/tracking-housing-supply-progress>