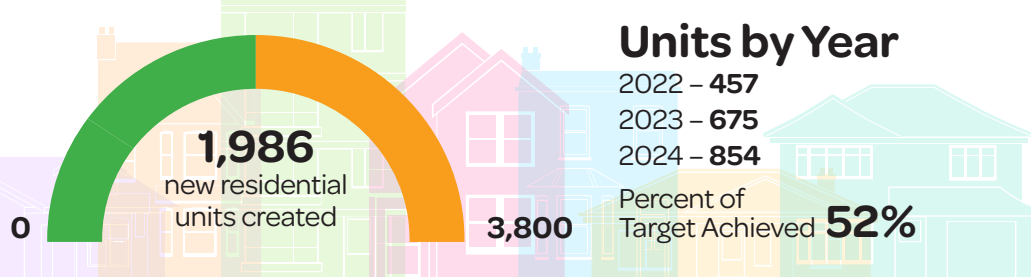


## Housing Supply

Ontario has set a goal of building at least 1.5 million homes by 2031. Large and growing municipalities have been assigned housing targets. The City of Greater Sudbury’s housing Target is 3,800. Progress to date toward target of **3,800**:



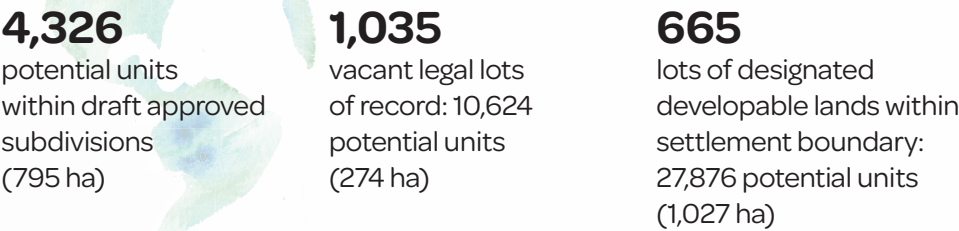
**Residential** – 2024 data through the fourth quarter:



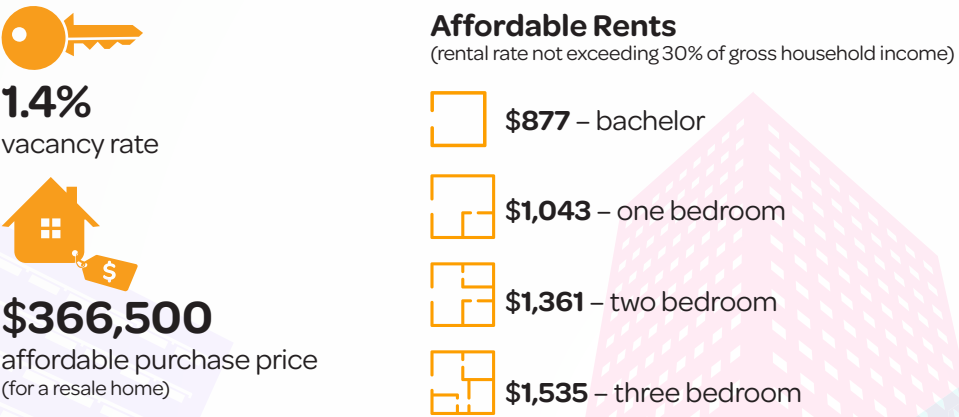
Total number of new residential dwelling units – 2024  
(excluding any long-term care facilities)

854

## Residential Land Supply



## Affordability 2024



## Housing Highlights

**Housing Supply Strategy:**  
In December 2024, Council approved the Housing Supply Strategy and Implementation Plan which set a path forward for achieving Greater Sudbury’s housing target for the next 10 years and establishes a strategy to fill key gaps in the housing supply.

**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.

**BuildingIN Project:**  
Greater Sudbury has been participating in a BuildingIN Project which provides a planning framework to enable low-rise multi-residential infill housing. The initiative supports ongoing work related to achieving the City’s housing targets and would enable identification in strategic areas that are close to transit, maximize use of existing infrastructure, and create more housing in areas where there are soft services.

**HEWSF Funding:**  
Greater Sudbury was awarded up to \$34.9M towards the Lively-Walden Wastewater Upgrades Project, which will enable up to 3,300 new homes in the area.

\*The Province of Ontario uses the CMHC Housing Starts and Completions Survey to determine municipal progress towards meeting the assigned target. Other housing types, such as secondary dwelling units and long-term care homes maybe added in the future. \*CMHC Starts include dwelling units placed on new permanent foundations only and do not account for conversions or alterations within an existing structure that results in the creation of new dwelling units. \*CGS tracks both the number of new units created and the associated number of permits issued.

## Planning Act Approvals

### Vacant Lots Created by Consent/Severance:



Q1

- 3 new lots all within Living Area 1 designation

Q2

- 4 new lots
- 3 within a Living Area 1 designation
- 1 in a Rural designated Area

Q3

- 9 new lots
- 8 within a Living Area 1 designation
- 1 within a Rural designation

Q4

- 18 new lots
- 5 within a Living Area 1 designation
- 13 within a Rural designation

### Subdivisions:

No new subdivisions draft approved in Q4, 2024.

### Site Plans Registered:

233 Fourth Ave.  
Finlandia Village Complex



20 apartments



30 nursing beds

319 Lasalle Blvd.  
St. Josph’s Continuing Care Centre



36 beds to the existing  
rehabilitation care facility

1290 Bancroft Dr.  
Waterview Apartments



three-four storey apartment  
buildings, each containing  
80 units

345 Brady St.  
Project Manitou



17 storey seniors retirement  
residence containing 347 units