

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:



Residential – 2025



detached homes
2025: **7**



semi-detached
2025: **0**



additional dwelling units
2025: **17**



Multi-units
(Row homes/town homes
apartment dwellings)
2025: **74**



senior living
apartments
2025: **0**



apartment conversion
2025: **3**

Total number of new residential dwelling units
Q1-2025

102

Residential Land Supply

4,326
potential units
within draft approved
subdivisions
(795 ha)

1,035
vacant legal lots
of record: 10,624
potential units
(274 ha)

665
lots of designated
developable lands within
settlement boundary:
27,876 potential units
(1,027 ha)

Affordability 2024



1.4%
vacancy rate (Oct 2024)



\$366,500
affordable purchase price
(for a resale home)

Affordable Rents

(rental rate not exceeding 30% of gross household income)

\$877 – bachelor

\$1,043 – one bedroom

\$1,361 – two bedroom

\$1,535 – three bedroom

Housing Highlights

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 \$70M. With the Provincial Funding, the City share of total project costs will be \$7.2M and will enable 3,300 new homes.

Housing Accelerator Fund (HAF)

In January, Great Sudbury was 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, to reach 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.

Institutional As-of-Right Zoning By-law Amendment

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 within the urban settlement area and adequately serviced by municipal water and wastewater. This amendment will provide more flexible adaptive reuse of sites for housing.

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 build suitable housing based on informed decisions about their infrastructure and housing investment. The updated assessment projects an increased annual growth rate (1.6%), indicating there will be an even greater need for housing of all types.

*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

- 1 new lot within Living Area 1 designation
- 4 new lots in Rural designated area

Subdivisions:

New subdivisions draft approved:

- **Laura Street, Hanmer – 125 single detached lots** with blocks for stormwater infrastructure, parkland, and road network
- **Birmingham Drive – 26 residential lots.** Three blocks, and road network for a total of 8-86 residential units in single, semi-detached, and multiple dwelling built forms.

Site Plans Registered:

250 Billiards Way



Proposal to construct 14 additional townhouse units