

Future Ready Action Plan Update

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Report Summary

This report provides an update regarding Q3 and Q4, 2025 progress on the City's Accelerating Growth and Development in Greater Sudbury - Call to Action Plan.

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

This report supports Council's Strategic Plan by ensuring that our development services demonstrate best-in class policies and processes to support the anticipated growth in residential and non-residential development over the next 10 to 15 years. Specifically, the report relates to Council's Strategic Plan objectives to "Reinforce Infrastructure for New Development" (1.4), "Demonstrate Innovation and Cost-Effective Service Delivery" (1.5) and "Strengthen Business and Development Processes and Services to Support Business Growth" (2.3).

Financial Implications

There are no financial implications associated with this report.

Background

As established at the May 29, 2023 City Council meeting, the mandate of the Future-Ready Development Services Ad-Hoc Committee is to "assess the potential for the City of Greater Sudbury's development services to reflect leading practices that ensure support for growth is timely and efficient and the municipality has the capacity, best-in-class policies and processes to support anticipated growth in residential and nonresidential development over the next 10-15 years." In line with the approaches approved at its July 11, 2023, meeting, a project team supporting the Committee conducted stakeholder engagement sessions and additional research between August and November 2023. Following additional direction provided at the Committee's December 7, 2023, meeting, the project team completed a final report outlining findings and recommendations.

A final report was presented to the Committee on May 1, 2024, and included a detailed synopsis of the work and findings, including a summary of the 54 Calls to Action and the 24 by 24 submission. Following the

presentation of the report, the Committee passed the following resolution:

THAT the City of Greater Sudbury directs staff to provide a report by September 30, 2024 responding to the report entitled “Accelerating Growth and Development in Greater Sudbury: 2024 Report of the Future-Ready Development Services Ad-Hoc Committee” presented by the Chief Administrative Officer at the Future-Ready Development Services Ad-Hoc Committee meeting of May 1, 2024 which, among other details:

- a) Comments on the feasibility and legislative ability of the municipality to adopt the 54 Calls for Action,*
- b) Provides an Implementation Plan and estimate of resource requirements, and*
- c) Includes a schedule for addressing each element of the Implementation Plan.*

Staff reviewed the Calls to Action and produced the required implementation plan and schedule at the November 27, 2024, Future-Ready Development Services Ad-Hoc Committee. Council subsequently approved the implementation plan and directed staff to provide bi-annual progress updates. The [first progress report](#) covering Q1 and Q2, 2025 was presented to the Committee in June. This report represents the second staff progress update covering progress made in Q3 and Q4, 2025.

Implementation Plan Overview and Highlights

Since Council approved the implementation plan, staff have been steadily working on the action items. A current progress update is included as an appendix to this report. Below are some highlights of the Q3/Q4 2025 implementation work that has taken place.

Share Stories of Success and Good News – Calls to Action #6 and #7

Based on user feedback, the City’s Economic Bulletin (attached) has been reformatted and simplified to highlight key information related to development activity in the City, such as housing starts, population growth, health care, downtown revitalization, business development and other key indicators of the City’s economic wellbeing and commitment to growth. The newly formatted bulletin is now published twice a year and is prominently featured on the [Invest Sudbury](#) website, promoted with a News Release that is sent to over 300 local contacts and sent through the national News Wire to an audience of over six million. Attached is the Q1/Q2 2025 issue of the City’s Economic Bulletin.

ELS Commercial/Industrial Policy Framework Review – Calls to Action #1, #38, #46 and 24 x 24 #5

A review of the City's current policy framework for commercial and industrial development is underway as part of the implementation of the Employment Land Strategy (2022). The review will examine the City's Zoning By-law and Official Plan and include community engagement to ensure that appropriate planning policies are in place to reflect current industry standards and practices. The review will include:

- modernizing the commercial and industrial zone categories including simplifying zones and/or definitions, along with related Official Plan policy changes;
- reviewing zone standards with respect to modern requirements (e.g. lot size, frontage, parking ratios); and
- recommendations that respond to specific recurring issues that have been identified by staff as well as those that emerge through discussion with internal and external priority audiences.

To date, two priority audience engagement sessions have been held to received early input with a third scheduled for Q3 of this year. Further information and engagement options are available through the [Over to You website](#).

The project is expected to be completed by the end of 2025 and has been supported with contributions from the Greater Sudbury Development Corporation (GSDC). A [status update report](#) on the project was recently

presented to Planning Committee in September.

Reconfigure Development Liaison Advisory Panel – Calls to Action #24

Earlier this year, the Planning and Growth team engaged current, former, and prospective DLAC members, along with the broader development community, to gather feedback on how DLAC could better serve their needs. Based on this input, a refreshed format was launched in May, featuring two mixers (spring and fall/winter) and two structured meetings (winter and summer/fall) annually. Mixers are held in the evenings with brief presentations, while meetings take place over lunch with more in-depth discussions.

The first structured meeting under the new format was held on September 18th and drew a record 94 attendees. Presentations were delivered by Planning, Building, and Economic Development staff, alongside updates from Conservation Sudbury and guest speakers from Invest Ontario. The event also marked the launch of the new DLAC webpage, which saw subscriber numbers double from 17 to 34 within two weeks, enhancing direct communication through email updates.

Following the meeting, DLAC members were invited to participate in one-on-one sessions with the Invest Ontario team to explore land and investment opportunities. The Economic Development team also extended invitations to select landowners based on site readiness and alignment with the Employment Land Strategy. Due to time constraints, six sessions were held, with nine companies expressing interest. Those unable to attend were connected with Invest Ontario for follow-up meetings. Landowners were encouraged to explore the Site Readiness Program to support site derisking and architectural studies. The next scheduled DLAC event will be a mixer in late November.

Updates to Community Improvement Plan and Zoning By-law – Calls to Action #38, #39, #47, #49, #51 and #73

Housing-related amendments:

In 2025 staff have actioned a number of housing-related Official Plan and Zoning By-law amendments as part of the City's Housing Supply Strategy and as part of successful funding applications (Housing Accelerator Fund [HAF] and Canada Housing Infrastructure Fund [CHIF]), including:

- Removing the number of units per building and increasing the maximum density for residential units in Commercial zones (staff report [here](#), By-law 2025-87P & 2025-88Z [here](#));
- Permitting row dwellings in the "C2", General Commercial zone (staff report [here](#), By-law 2025-165Z [here](#));
- Fourth units as-of-right (staff report [here](#));
- Reduced zoning standards associated with four units as-of-right (staff report [here](#))

Other completed housing-supportive amendments include:

- Softening of language in the Official Plan around maximum residential densities;
- Residential units as-of-right in the 'I', Institutional zone

New Community Improvement Plan:

The new Greater Sudbury Community Improvement Plan (GSCIP) was adopted September 9, 2025 (staff report [here](#)). More information about the GSCIP can be found [here](#).

Highlights of the new GSCIP include:

- New CIP boundaries
- A general combination of three former CIPs (Strategic Core Areas, Brownfields, Affordable Housing)
- A new Housing Accelerator Program applicable to the nodes and requiring a minimum of three net new dwelling units to be eligible

- A refinement of the Façade Improvement Program eligibility criteria to provide further guidance on aesthetics, historical preservation, durability, energy efficiency, and accessibility.
- General updates throughout to improve general requirements and descriptions of programs

Official Plan Phase 2 Update:

A staff report titled “Next Steps – Phase 2 of the Official Plan Review” is scheduled for the October 20, 2025 Planning Committee agenda. Staff are anticipating presenting a draft of the Official Plan update in Q1 of 2026 with Council adoption anticipated to follow in Q2.

PRONTO Implementation

The Building and Planning Pronto rollout continues to progress, with online payment functionality currently in development and targeting a launch date in mid Q4. In parallel, monthly updates to applications, workflows, and reporting are being implemented based on feedback from Building and Planning Services and stakeholders, supporting continuous improvement of the platform.

Looking ahead, Pronto is being expanded to support other agencies, with active development underway for Conservation Sudbury. This includes new permit and pre-consultation application types and workflows, which are being designed in collaboration with stakeholders and are expected to be completed by the end of 2025 with a formal launch in early 2026. Future integration with Fire and By-Law Services is currently being planned, though specific development timelines have not yet been established.

The submission plan quality artificial intelligence (AI) pilot project officially kicked off in the first week of October 2025. A designated plans examiner is currently working with the Archistar AI team to provide examples of approved plans for Single Family Dwellings, including those with up to three Additional Dwelling Units, to help train the AI model using the City’s Zoning By-law. The AI pilot is expected to conclude by January 2026, after which the AI will be tested on two to three real-world applications. A formal update will be presented to Council in Q1 2026 to determine next steps based on the AI pilot’s outcomes.

Resources Cited

Accelerating Growth and Development in Greater Sudbury – Call to Action Implementation Plan, presented at the November 27th, 2024 Future-Ready Development Services Ad-Hoc Committee: <https://pub-greatersudbury.escribemeetings.com/Meeting.aspx?Id=92f93020-4fc8-48ea-88a1-831ffe45c7e1&Agenda=Agenda&lang=English&Item=16&Tab=attachments>

Accelerating Growth and Development in Greater Sudbury: 2024 Report of the Future-Ready Development Services AdHoc Committee, presented at the May 1st, 2024 Future-Ready Development Services AdHoc Committee: <https://pub-greatersudbury.escribemeetings.com/FileStream.ashx?DocumentId=53242>