

Appendix B

Affordable/Attainable Housing Tools

Tool (Name)	Tool Description	Part of Housing Continuum Served	Benefit/Anticipated Results	Potential Improvements
COMPLETED				
Secondary Dwelling Units	A dwelling unit that is ancillary and subordinate to a primary dwelling unit that may be contained within the main building or on a lot or in an accessory structure.	Affordable rental housing	May result in more economic diversity in neighbourhoods and allow for more affordable rental options	-modify parking provisions -look at increasing maximum lot coverage
Secondary Dwelling Units (third units/additional residential unit)	Permits up to three dwelling units per lot: the primary unit, a secondary unit within the primary unit <u>and</u> an additional unit on a lot or in an accessory structure.	Affordable rental housing	May result in more economic diversity in neighbourhoods and allow for more affordable rental options	-modify parking provisions -look at increasing maximum lot coverage
Garden Suites	A one unit detached residential structure containing bathroom and kitchen facilities that is ancillary to a single detached dwelling and that is designed to be temporary and/or portable.	Affordable rental housing	Provide an affordable and temporary option primarily for family members	
R1-7 zone	Reduced minimum lot area and minimum lot frontage requirements in relation to the standard R1-5 zone.	Affordable home ownership	Ability to develop at increased density. Smaller lot can make the construction of a smaller home more feasible	-decrease lot size requirements -increase density standards -reduce setbacks

				-decrease residential square footage requirements -increase maximum lot coverage
Affordable Housing CIP	Provides financial incentives to encourage the development of affordable housing.	Affordable rental housing / Affordable home ownership	It's anticipated that the CIP grants could be stacked with Federal or Provincial funding to make an affordable project more financially viable.	-additional advertising/education and outreach may increase uptake
Other CIPs (DSCIP, TCCIP)	Provide financial incentives, including housing incentives for certain geographic areas within the City (Downtown and Town Centres).	Affordable rental housing	Though units created may be market or affordable, the programs encourage increase in the supply of rental units within areas that have transit and other services which increase overall affordability.	-effectiveness of programs is regularly assessed
Shared Housing	Also known as "Multi-Tenant Housing" or "Rooming Houses" is a dwelling with multiple rooms rented out individually and may include a shared kitchen.	Affordable rental housing	This form of housing targets the lower end of affordable rental housing and provides a key part of housing supply.	-The range of zones where this use is permitted has been expanded along certain corridors. -no additional changes recommended at this time.
Land banking strategy	The strategy is a framework for evaluating surplus municipal land suitable for the development of affordable housing. The intent is to use the	Affordable rental housing	Land banking sites would allow CGS to be prepared with land to offer in conjunction with other incentives should grants from the Federal or	-a site could be selected for the development of a small affordable housing pilot project.

	strategy in conjunction with the Affordable Housing CIP.		Provincial government become available.	
Development Charge - Reductions	<ul style="list-style-type: none"> -50% reduction for multi-unit residential buildings constructed within the Nodes and Corridors outlined in the by-law -small residential units of 1000 sf or less gross floor area (not including a garage) are charged the same rate as a multiple dwelling 	Affordable home ownership	<ul style="list-style-type: none"> -encourages the development of housing in areas adjacent to transit, maximizes use of existing services, intensification of existing development -decreases development cost of a more affordable dwelling 	
Development Charge - Exemption	<ul style="list-style-type: none"> -exemption areas -exemption for affordable housing projects that meet certain criteria -for garden suites when removed within 10 years -for secondary dwelling units 	Affordable rental housing / Affordable home ownership	<ul style="list-style-type: none"> -encourages development in areas with services and adjacent to transit, maximizes use of existing infrastructure, intensification of existing development -increases affordability of developing a garden suite or secondary dwelling unit 	
Reduced parking	<ul style="list-style-type: none"> -Zoning By-law permits reduction of 25% parking for developments subject to an affordable housing agreement -reduction of parking rate for boarding house and shared housing from 1 plus 0.75 parking spaces to 1 plus 0.5 parking spaces 	Affordable rental housing	Reduces the development costs for these forms of housing	-work currently underway reviewing potential reductions in parking requirements for residential uses

New multi-residential tax class		Affordable rental housing		
Website/Point of Contact	-a consolidated affordable housing web page has been created -a senior planner has been designated as the affordable housing point of contact	Affordable rental housing / Affordable home ownership	-addresses an issue identified through stakeholder consultation with respect to determining point of contact -guides members of the public, development community and service providers	-website continues to be updated as required
Secondary Dwelling Unit Guide	-Secondary Dwelling Units in Greater Sudbury: An Information Guide for Homeowners was developed in 2016 by Building Services	Affordable rental housing / Affordable Home Ownership	-provides homeowners with an overview of when they are permitted, how they can be legalized, what the OBC requirements are, registration and addressing	-Guide could be expanded to include information on other forms of housing
OPTIONS FOR NEW /ADDITIONAL TOOLS	Description	Part of Housing Continuum Served	Benefit/Anticipated Results	Potential Improvement
Education & Outreach – manual	A guide can provide can provide information on various forms of housing, where they are permitted, incentives that may be available, etc.	Affordable rental housing / Affordable home ownership	-provides potential applicants with a greater sense of certainty when considering development of a secondary dwelling unit or other forms of housing	-the Guide would build on the existing Secondary Dwelling Unit Guide developed by Building Services -recommend development of an manual as part of the 2021 workplan
Education & Outreach – program	An education and outreach program can provide workshops, tours, and educational events on various forms of housing,	Affordable rental housing / Affordable home ownership	-may generate more interest in the development of alternative forms of housing such as small or tiny homes, potentially in the form of secondary dwelling units	-recommend development of a program as part of the 2021 workplan

	including secondary dwelling units.			
Inclusionary zoning	A land use planning policy tool that would require new residential developments to include affordable housing units	Affordable rental housing / Affordable home ownership	-creates mixed-income housing -directly addresses the need to create more affordable housing	This approach is more a stick than a carrot and has not been recommended for use in Greater Sudbury to date
Modifications to the development review process	Eg those identified through the SPART run-through	Affordable rental housing / Affordable home ownership	-identify potential challenges that may be faced by affordable housing projects through the development approval process	-recommend processing a hypothetical affordable housing development through the Pre-Application Consultation process to identify potential obstacles

THE HOUSING CONTINUUM

