

# CITY OF GREATER SUDBURY HOUSING AND HOMELESSNESS BACKGROUND STUDY

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*Final*



PREPARED BY



# EXECUTIVE SUMMARY

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The City of Greater Sudbury is currently reviewing its Official Plan. As part of the review, a number of background studies are being carried out to provide a foundation for the Official Plan policies. The Housing and Homelessness Background Study is one of these studies. This Background Study identifies and analyzes housing and homelessness issues that need to be addressed by the City, and brings forth recommendations on Official Plan policies on housing.

The Housing and Homelessness Plan Background Study also supports policy recommendations that respond to a changing provincial policy context. The Province now requires municipalities to establish policies to facilitate the creation of second units. This Background Study provides background information, analysis and Official Plan policy recommendations to support second units. In addition to meeting provincial requirements, the recommendations to support second units also help address a number of other housing issues identified in the report. The province also now requires that the City prepare a Housing and Homelessness Plan. This Background study will provide supporting documentation and policy recommendations for the City of Greater Sudbury Housing and Homelessness Plan.

The Background Study incorporates new and existing data on housing and homelessness, information from relevant literature and reports, and from a wide range of consultations involving over 140 individuals, including surveys of the general public and housing and homelessness stakeholders, as well as interviews and focus group sessions with a wide range of stakeholders.

The analysis of housing demand and supply and consultation with key stakeholders identified the following priority areas and issues:

## 1 There is a need to improve housing options across the housing spectrum

- *The existing housing stock that is more affordable is aging and in poorer condition, particularly the rental housing stock, resulting in a lack of safe, affordable housing for people on fixed incomes*
- *There are a number of challenges with the existing social housing stock that must be considered when planning social housing to meet future demands*
- *There is an insufficient supply of accessible housing units and buildings*
- *There is limited diversity in available housing options that are suitable for seniors looking to downsize*
- *There are limited housing options offering room and board*

- *Students will demand additional affordable accommodation as post secondary institutions expand*
- *New multi-residential developments often face community opposition*

## 2 There is a need to improve housing access and affordability for individuals and families with low incomes

- *Some low income households require financial assistance to maintain their housing, but particular groups are experiencing challenges accessing the social housing or financial assistance they require, such as Aboriginal persons, victims of violence, persons with disabilities, and seniors*

## 3 There is a need to strengthen approaches to preventing homelessness, increase the diversity of emergency shelter options, and support individuals with multiple barriers in obtaining and maintaining their housing

- *Some elements of the homelessness prevention approaches used in the community require strengthening*
- *The existing emergency shelters do not meet the diverse range of needs*
- *There are insufficient supports to assist homeless individuals with multiple barriers in obtaining and maintaining their housing*

## 4 There is a need for additional supportive services coupled with permanent housing

- *There is a lack of awareness and availability of supports to tenants with special needs, and support and assistance for landlords in managing these tenancies*
- *There is a gap in the availability of housing and supports for a range of special needs groups*
- *There is a lack of awareness of available seniors support services and need for additional housing and supports*
- *There are a number of barriers to accessing housing, services and supports, including lack of knowledge of available resources, location of services, transportation, and discrimination*

## 5 There is a need to improve coordination, collaboration, and partnerships among a broad range of stakeholders

- *Greater coordination and collaboration among a broad range of stakeholders involved in housing and homelessness is required to improve effectiveness of the local housing system*

## 6 There is a need to monitor and report on progress towards meeting the City's housing and homelessness objectives and targets

Six priority areas were identified based on the key issues. Objectives as well as strategies were also identified to support each option.

## 1 There is a need to improve housing options across the housing spectrum

### *Objective: Improve and maintain the existing housing stock*

- Develop a strategy to improve compliance with safety and property maintenance standards.
- Devote a portion of future affordable housing funding allocations from senior governments to rental housing repairs
- Undertake long range planning related to the social housing portfolio

### *Objective: Improve the accessibility of new housing and full utilization of existing accessible housing stock*

- Continue to work with community-based accessibility organizations to disseminate information about the need for and way to provide barrier-free housing.
- Incorporate accessibility and energy efficiency standards into all housing supply initiatives/programs
- Develop a detailed inventory of modified social housing units (outlining and providing pictures of the specific accessibility features of each of the buildings and units) to facilitate information sharing about the available modified housing stock and appropriate matches between the housing and tenants
- Collaborate with housing providers, support service providers, and the CCAC, to develop a protocol for referrals for modified social housing units
- Devote a portion of future affordable housing funding allocations from senior governments to mobility modifications to homes

### *Objective: Increase the diversity of available housing options*

- Work with other stakeholders to disseminate information on the range and variation in seniors needs and the types of options that could be created to address their needs (including home adaptations (ie aging in place); secondary suites, rental apartments with supports, accessible condominiums, accessible “age friendly” bungalows (singles, semis, links), unlicensed retirement homes).
- Consider requiring all post-secondary institutions to develop a housing plan for their student population as a prerequisite for planning approval (where an official plan or zoning by-law amendment is required) for renovations or expansions that will result in an increase in the student population
- Communicate and build support and partnerships for the housing priorities identified in this Study in private development sector and economic development circles
- Facilitate conversations with the development community about the types of housing the City would like to see developed, and consider incorporating into the Official Plan an explanation of the maximum rent and house prices for affordable rental housing and affordable ownership housing in Sudbury, based on the Provincial definition
- Consider incorporating policies into the Official Plan to encourage shared housing (rooming and boarding houses, group homes, etc).
- Incorporate policies into the Official Plan and Zoning Bylaw that encourage and support the creation of secondary suites as-of-right, without going through the Zoning process (specific policy suggestions have been provided in Appendix A of the report
- Consider incorporating policies into the Official Plan that ensure new development will be planned,

designated, zoned and designed in a manner that contributes to creating complete communities - designed to have a mix of land uses, supportive of transit development, the provision of a full range of housing including affordable housing, inclusive of all ages and abilities, and meets the daily and lifetime needs of all residents.

- Consider incorporating policies in the Official Plan that set minimum density targets for greenfield areas
- Consider incorporating policies into the Official Plan that it is City policy to proactively zone (pre-zone) land to ensure a sufficient supply of residential zoned land with a range of densities
- Consider strengthening the existing policy in the Official Plan around downzoning to discourage downzoning to support an increased diversity of housing options
- Consider Official Plan policies that would support a greater diversity of housing options in more areas, such as permitting townhouses in some low density areas
- Consider tightening wording of land supply policies in the Official Plan
- Consider strengthening the existing policy around surplus municipal sites to ensure surplus municipal properties will be made available for the provision of affordable housing where appropriate

*Objective: Increase community acceptance of and provide consistent support for multiple-residential housing*

- Take a proactive approach to community acceptance of multiple-residential housing by ensuring that the public is well aware of the City's policies in support of multiple-residential housing and the rationale for these policies.

## 2 There is a need to improve housing access and affordability for individuals and families with low incomes

*Objective: Improve housing access and affordability for individuals and families with low incomes*

- Consider using the majority of future affordable housing funding allocations from senior governments for rental assistance (including in the private market) targeting the most vulnerable populations to support the effectiveness of the Housing First Strategy by improving the community's ability to transition people quickly to permanent housing
- Optimize existing social housing and housing assistance to better target rent supports to people at risk of homelessness.

## 3 There is a need to strengthen approaches to preventing homelessness, increase the diversity to emergency shelter options, and support individuals with multiple barriers in obtaining and maintaining their housing

*Objective: Address the needs of the most vulnerable subpopulations of homeless*

- Prioritize the most vulnerable for rehousing, case management, and homelessness prevention, particularly those who may be chronically homeless and/or with multiple barriers to housing, including those interacting with health care, Children's Aid Society, and addictions treatment.

*Objective: Stop discharging people into homelessness from key points of contact, like hospitals and corrections*

- In collaboration with community stakeholders, develop a structured process that plans for the safe and successful transitioning of individuals from institutions

*Objective: Ensure emergency accommodation is available when needed, but focus on transitioning people to permanent housing*

- As a ten-year goal, with increases in permanent affordable housing stock and monitoring of shelter usage, work over time towards gradually retiring some of the capacity of emergency shelters and re-directing the funding to support individuals and families in transitioning to, accessing, and maintaining permanent housing
- Review eligibility criteria for existing shelters and/or reallocate funding to ensure emergency accommodation meets the diverse range of needs, including emergency accommodation that does not have a zero alcohol tolerance

*Objective: Address the need for additional education and awareness of social housing providers and private landlords of available crisis services and supports for tenants with special needs*

- Increase capacity of the social housing sector and private landlords to respond to client needs by providing educational materials, training and professional development to social housing providers and private landlords on available services and supports for tenants in crisis and tenants with complex needs
- Develop and maintain a detailed services directory. This may include expanding the information compiled as part of the “Map to Housing First” and “NoWrongDoor.ca”.
- Work with social housing providers and support service providers to develop protocols for dealing with tenants in crisis and those with complex needs

## 4 There is a need for additional supportive services coupled with permanent housing (both supportive housing and supports in private homes)

*Objective: Ensure the supports are available for individuals to achieve and maintain housing stability*

- Collaborate with non-profit housing providers and community service providers to prepare a strategy aimed at more effectively using community resources and supports to enable social housing tenants to achieve housing stability and deal with the challenges that impact their well-being.

*Objective: Ensure adequate permanent housing linked with supports*

- Support investments in permanent housing linked with supports (including supports in private homes provided by someone other than the housing provider), and collaborate with community organizations to increase the supply of supportive housing
- Continue to collaborate with the LHIN, CCAC, supportive housing providers, and housing and support service providers to plan to address the assisted living needs of seniors
- Work with community stakeholders to fill the information gaps on the needs of Aboriginal individuals with addictions

*Objective: Increase awareness of available housing options and services, including those that may be suitable for seniors*

- Promote and/or develop guidelines and resources on age-friendly housing options, including resources to inform seniors and their families about their housing options and available supports
- Support the ongoing education of individuals and their caregivers about not giving up their housing when they go into hospital and are not anticipated to be able to live independently when discharged (because they may be able to be supported in their home)
- Promote the awareness and use of the ‘211’ information line as part of an education campaign



### *Objective: Reduce barriers to accessing housing, services and supports*

- Collaborate with community organizations to support anti-discrimination education and opportunities to work with private sector landlords, housing providers and other community groups to disseminate information on discrimination and human rights as they relate to housing
- Support enhanced access to programs by collaborating with housing providers and community service providers to improve outreach
- Supporting community outreach and education efforts to help tenants and landlords learn about their rights and responsibilities

## 5 There is a need to improve coordination, collaboration, and partnerships among a broad range of stakeholders

### *Objective: Improve effectiveness of the local housing system by increasing coordination, collaboration, and partnerships among a broad range of stakeholders involved in housing and homelessness*

- Facilitate connections, discussions, and systems planning between stakeholders in housing, social services and health (including the City, housing providers, support service providers, the hospital, the LHIN, the CCAC)
- Facilitate connections between housing providers and community policing, tenant groups, and neighbourhood actions groups
- Engage the business community and faith communities to play a greater role in meeting housing and homelessness needs
- Build community support by increasing public awareness about housing needs and of the benefits of homelessness services and affordable housing
- Advocate for funding and legislative changes to better respond to local housing needs

### *Objective: Preserve and support the capacity of non-profit housing providers to develop, manage and operate affordable housing*

- Support non-profit housing providers efficiency and capacity to develop, manage and operate affordable housing

## 6 There is a need to monitor and report on progress towards meeting the City's housing and homelessness objectives and targets

### *Objective: Monitor, analyze and respond to information about the housing and homelessness situation in Greater Sudbury*

- Establish a single, common monitoring/report for stakeholders to track key housing indicators
- Annually evaluate and report on progress towards fulfilling these objectives, and fully review in five years, including consultation with a broad range of stakeholders
- Review the Housing First Strategy every five years to identify and reduce gaps in programs, services and supports
- Develop tools to collect information on the rents/prices of new housing for the purposes of determining the number of new units that meet the affordable housing definition and develop an annual housing report to monitor new housing development in comparison to the City's targets

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# 1.0 INTRODUCTION

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## 1.1 Background and Purpose

The City of Greater Sudbury is currently reviewing its Official Plan. As part of the review, a number of background studies are being carried out to provide a foundation for the Official Plan policies. The Housing and Homelessness Background Study is one of these studies. This Background Study identifies and analyzes housing and homelessness issues that need to be addressed by the City, and bring forth recommendations on Official Plan policies on housing.

The Housing and Homelessness Plan Background Study also supports policy recommendations that respond to a changing provincial policy context. The Province now requires municipalities to establish policies to facilitate the creation of second units. This Background Study provides background information, analysis and Official Plan policy recommendations to support second units. The province also now requires that the City prepare a Housing and Homelessness Plan. This Background study will provide supporting documentation and policy recommendations for the City of Greater Sudbury Housing and Homelessness Plan.

## 1.2 Approach

This Background Study incorporates new and existing data on housing and homelessness, information from relevant literature and reports, and from a wide range of consultations involving over 140 individuals, including surveys of the general public and housing and homelessness stakeholders, as well as interviews and focus group sessions with a wide range of stakeholders. Further information on the consultations can be found in the Consultation Summary Report.

Sections 1.0 to 4.0 of this report represents the Housing Demand and Supply Analysis. Section 5.0 includes policy options proposed for the Official Plan, as well as zoning standard recommendations related to second units, and policy options to address the requirements of the Housing and Homelessness Plan.

## 2.0 FACTORS INFLUENCING HOUSING DEMAND

This section provides a review of factors influencing housing demand. This includes population and household characteristics and trends such as changes in age of the population and household type and size. It also includes economic factors that are influencing demand as well as changes to the income profile of Greater Sudbury's residents.

### 2.1 Population Trends and Projections

#### *The City's population is growing modestly*

The City of Greater Sudbury has recorded modest overall population growth of 1.5% from 2006 to 2011. This mirrored similar growth of 1.7% in the five years from 2001 to 2006. This continues to lag behind provincial rates of 5.7% and 6.6% over these same periods. In 2011 the City was home to 160,274 residents as compared to 155,219 in 2001 and 157,857 in 2006.

Table 1: Historical and Projected Population, City of Greater Sudbury, 1996-2036

Year	Population
1996	165,336
2001	155,219
2006	157,857
2011	160,274
2036 (Projected)	172,100
2036 (Projected) – Scenario 1	176,800
2036 (Projected) – Scenario 2	188,300

\*2036 projections are based on Ontario Ministry of Finance 2012 forecasts.

Scenario 1: Constant employment; Scenario 2: Accounting for new jobs in proposed projects (including indirect) by 2031

Source: Statistics Canada; 1996, 2001, 2006, 2011 Census of Canada; City of Greater Sudbury, Revised Growth Forecast Scenarios, 2011-2041

In 2011 the former city of Sudbury boasted a population of 88,503, down slightly (0.2%) from 2006. Capreol also saw its population decline by a more substantial 4.3% to 3,286.

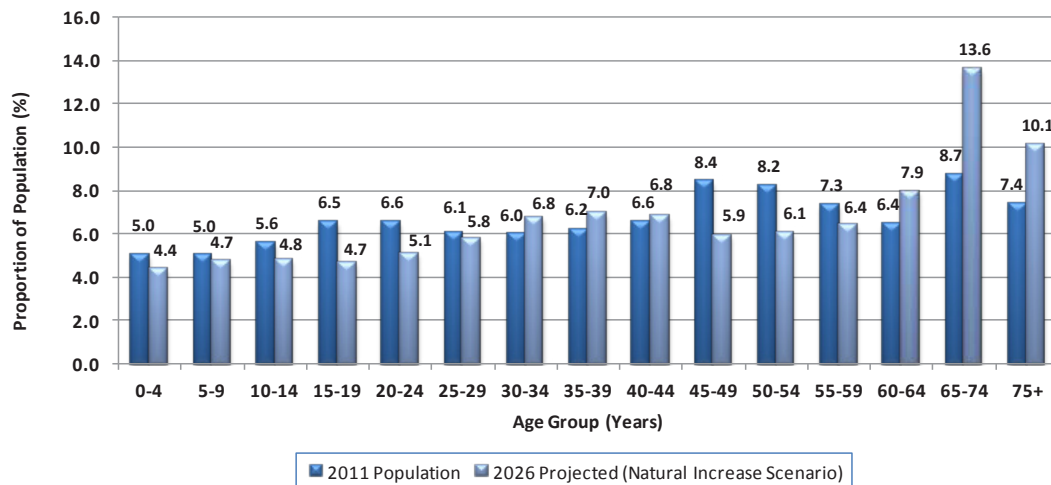
All other areas recorded growth, led by Valley East (5.9% to 23,978), Nickel Centre (4.8% to 13,232), Walden (4.0% to 10,584), Onaping Falls (2.8% to 4,874) and Rayside-Balfour with an increase of 1.4% to 14,557.

Projected population in 2036 ranges from 172,100 (7.4%) in the 2012 Ontario Ministry of Finance base projections, to as high as 188,300 (17.5%) in the accounting for new jobs forecast. Based on constant employment only, the population would grow by 10.3% to 176,800.

In recent years Greater Sudbury has seen migration patterns reverse, with net in-migration from 2006 to 2008 followed by net out-migration from 2008 to 2011. Similarly, natural increases declined in the same period so that total growth of 527 witnessed in 2007-2008 had reversed to show a loss of 1,030 persons in 2010-2011.

This reflected growth through natural increase and international migration while seeing a loss through interprovincial movement. From 2006 through 2011 natural increases contributed 345 while international migration resulted in the addition of 333 individuals. During this same time, however, there was a net loss of 1,137 to other provinces.

Figure 1: Population by Age, City of Greater Sudbury, 2011 and 2026 (Natural Increase Scenario Projection)



Source: Statistics Canada; 2011 Census of Canada; City of Greater Sudbury, Population and Household Projections 2006-2026

### *The aging population will impact housing demand*

The population continues to age. In 2011 the 65 and over group comprised 14.0%; this had grown to 16.2% in 2011. By contrast, the group under 25 had declined, from 30.7% to 28.7%. Accordingly, there were 25,780 seniors in Greater Sudbury in 2011 while there were 45,995 persons under 25 years. Among individual cohorts, the 45-49 and 50-54 age groups recorded the largest increases of 8.4% and 8.2% respectively.

Under the natural increase projection scenario seniors would grow to 35,278 or 23.7% while those under 25 would drop to 35,177 or just 23.6% of the population in 2026. Specifically, the 60-74 cohort would increase by 58.6% to 20,240 and those 75 years and older would rise 40.7% to 15,038. By contrast, the 15-19 age group would drop by 34.5% to 6,951 individuals.

## 2.2 Household Trends and Projections

### *A growing number of households as a result of smaller household sizes*

Households continue to display a larger rate of growth than the population as a whole. In 2011, there were 67,600 households in Greater Sudbury. This represented an increase of 4.1% from 64,940 in 2006. In turn, households had grown by 3.0% from 2001 to 2006, from 63,020. Walden saw the greatest growth, of 4.2% to 3,815 while Valley East recorded an increase of 2.0% to 7,695. Nickel Centre (1.4%) and Rayside-Balfour (0.6%) also saw households

increase, to 4,650 and 5,695 respectively. Overall household numbers declined in Capreol (-1.2% to 1,390), Onaping Falls (-2.1% to 1,880) and Sudbury, where households fell by 3.5% to 37,395.

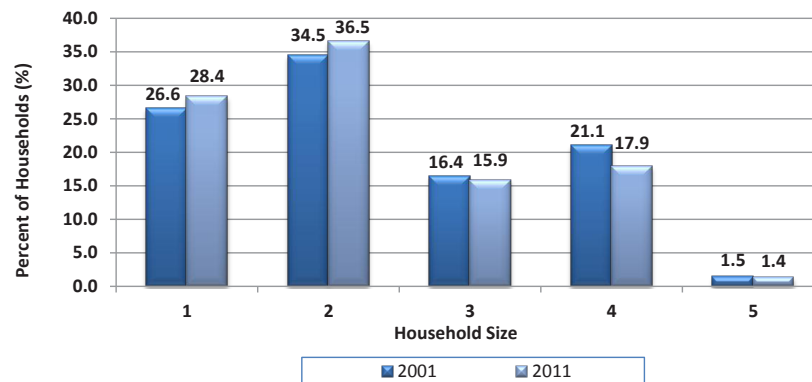
Household growth is projected under both population scenarios. These range from an increase of 13.1% to 76,447 in 2036 in the constant employment scenario, to as high as 19.5% to 80,812

under the new employment in proposed projects forecast.

In 2001 the average household size in Greater Sudbury stood at 2.4 persons. This remained steady at 2.4 in 2006, dropping to 2.3 in 2011. In 2001 households ranged from a high of 2.9 persons in Valley East to a low of 2.2 in Sudbury. Nickel Centre record an average of 2.7, while this dropped to 2.6 in each of Onaping, Rayside-Balfour and Walden. Capreol was slightly smaller at 2.5.

In 2011 there were 19,165 one person (single) households comprising 28.4% of units while 24,685 two person units contributed 36.5%, and 10,370 three person households represented 15.9%. Larger households included 12,060 four and five person (17.9%) units with units of six or more comprising the remaining 1.4%. The 64.9% identified as one or two person households was up from 61.1% in 2001 and 62.8% in 2006.

Figure 2: Household Size, City of Greater Sudbury, 2001



Source: Statistics Canada; 2001 and 2011 Census of Canada

### *Non-family households are contributing to a larger share of the City's households*

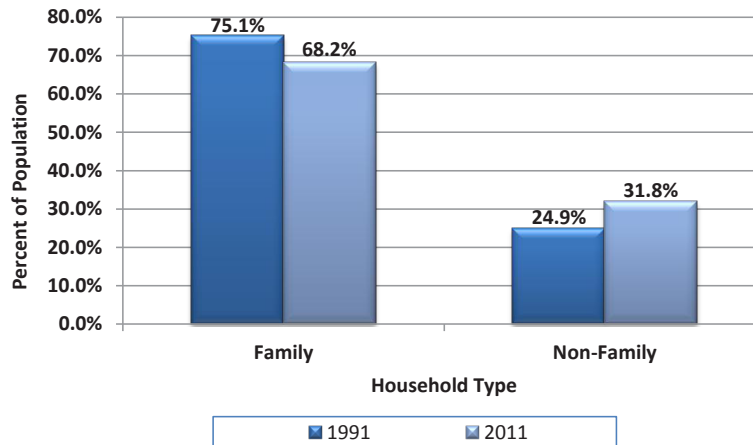
In 2011 there were 46,075 family and 21,520 non-family households in Greater Sudbury. At 31.8%, non-family units were more prevalent than in the province as a whole, at 28.9%.

Non-family households have increased steadily since 1991 when 24.9% of Region households were singles and childless couples. Growth has been more moderate in Ontario, where non-families contributed 26.7% in that year.

Accordingly, there were 14,655 non-family households in the City of Sudbury, representing 63.5% of singles and childless couples in Greater Sudbury as a whole.

Students are contributing to Greater Sudbury's non-family households. In 2010 Laurentian boasted some 9,006 students consisting of 6,597 full time (73.3%) and 2,409 part time (26.7%). Of these, some 753 were graduate students comprising 8.4%.

Figure 3: Family and Non-Family Households, Regional Municipality of Greater Sudbury and City of Greater Sudbury, 1991 and 2011



Source: Statistics Canada; 1991 and 2011 Census of Canada

## 2.3 Household Income

### *Sudbury has seen strong earnings growth over the past ten years*

Average household income in Greater Sudbury stood at \$76,772 in 2010. This was up 12.7% from \$68,126 in 2005. By comparison, incomes in Ontario and Canada grew by 10.0% and 13.7% to \$85,772 and \$79,102 respectively. In the period 1996-2001, Sudbury income growth trailed that of these senior jurisdictions, but in addition to its substantial growth in 2010, Sudbury outpaced both provincial and national growth in 2005 with a growth of 24.6%.

Median income stood at \$62,481, up 13.6% from \$55,019 in 2005. Similarly, this outpaced growth provincially (9.8%) and almost matched national growth (13.9%) as these were recorded at \$66,358 in Ontario and \$61,072 across Canada. This growth rate was, however, below the substantial 21.7% increase recorded in 2005, which again was well above the provincial (12.7%) and federal (14.7%) rates.

Median incomes for families with a couple grew 40.5% from \$60,900 in 2000 to \$85,560 in 2010. Among lone-parent families the increase was even greater at 72.2%, rising from \$22,200 to \$38,000, thus reducing some of the discrepancy between these two types of family households. Finally, incomes for those not in families rose by 44.9% from \$17,900 to \$25,940 in 2010.

Average weekly earnings in 2012 in the Sudbury CMA stood at \$901. This works out to \$46,900 annually. Overall, this was up 37.3% from \$656 in 2005. Earnings increased every year save 2009 when they declined by 4.9%. This was likely in response to the strike at Vale. The highest single year increase occurred in 2006 when weekly earnings rose 11.7%.

### *Senior and youth led households are more likely to fall in the lower income groups*

Household income deciles divide households into ten equal groups based on their income. The first decile refers to the 10% of households with the lowest incomes. In 2010 the third income decile (including the lowest 30% of incomes) stood at

\$40,001, an increase of 15.6% from 2005 and an increase of 48.6% from 2000. The sixth income decile displayed a more modest increase from 2005 of 12.8% to \$76,513 while the ninth income decile rose 14.4% to \$146,841. Accordingly, the top ten



percent of households earned in excess of \$146,841 and 90% of households earned less.

Of the 16,225 senior households in 2010, 40.2% were in the lowest three deciles, compared to 43.5% in 2005, while 37.6% were in the fourth to sixth deciles, compared to 37.4% in 2005. An additional 19.2% were in the seventh to ninth deciles, compared to 16.8% in 2005, while the remaining 3.0% were in the top ten percent of household incomes which is an increase from 2.4% of seniors in the top ten percent of household incomes in 2005.

Among the 2,815 households led by a maintainer less than 25 years old, fully 68.0% were in the lower thirty percent of incomes (compared to 74.6% in 2005) while 26.8% were in the fourth to sixth decile, an increase from 19.0% in 2005. Only 5.2% were in the seventh to ninth deciles and no youth household maintainers were in the top income decile.

Table 2: 2010 Household Income Deciles, City of Greater Sudbury

Household Income Decile	2010
Decile 1	\$17,608 and under
Decile 2	\$17,609 to \$28,071
Decile 3	\$28,072 to \$40,001
Decile 4	\$40,002 to \$50,711
Decile 5	\$50,712 to \$62,481
Decile 6	\$62,482 to \$76,513
Decile 7	\$76,514 to \$92,443
Decile 8	\$92,444 to \$113,372
Decile 9	\$113,373 to \$146,841
Decile 10	\$146,842 and over

Source: Statistics Canada Custom Tabulations 2011  
Note: Deciles divide the households into 10 equal groups based on their income. Decile 1 refers to the 10% of households with the lowest incomes.

### *The majority of renters have incomes in the lower third of all households*

Among owners only 16.0% were in the first to third income decile, which is an increase from 14.7% in 2005, while an additional 30.8% occupied the fourth to sixth group, compared to 31.3% in 2005. Similar to 2005, some 39.2% found themselves among the seventh to ninth decile leaving 14.0% in the tenth (top ten percent) decile of household incomes.

By contrast, fully 59.8% of renters were in the lower first to third decile of household incomes, also similar to the 2005 breakdown. An additional 28.1% were in the fourth to sixth group and some 10.6% in the seventh to ninth, leaving just 1.5% in the highest income group. Again, these breakdowns are similar to those in 2005 for renters.

### *Lone parent families and non-family households are disproportionately represented among the lowest income groups*

The contrast in incomes among household type is readily illustrated by looking at the lowest and highest income deciles. Only 4.9% of couple-led households were in the lowest ten percent (first decile) of incomes, which is a decrease from the 2005 level of 7.2%. This jumps to 10.9% for lone parent families, although this is a significant decrease from 2005, when 20.1% of lone parent

families were in the lowest income decile. Fully 23.5% of non-family households were in the lowest income decile in 2010.

By contrast, non-family units represented 0.8% of the tenth decile (top ten percent of incomes). This rises slightly to 2.5% among lone parents and rises significantly to 31.7% for couple-led households.

### *A quarter of one person households fall in the lowest income group*

There is a strong correlation between household size and income which largely reflects the discrepancy between family and lone parent/non-

family households. Again, if we look at the poorest ten percent of households, fully 24.7% of one person units were in this category in 2010. This compares



to just 4.8% of two person, 5.2% of three person and 5.1% of four or more person households.

Among the top income households the situation is reversed. Just 0.6% of singles and 7.3% of two person households were in the 90<sup>th</sup> to 100<sup>th</sup> income

percentile. This rises to 13.7% of three person, 24.2% of four person, 30.1% of five person and 29.6% among six or more person units. Generally, this breakdown of household size by income decile is similar to that observed in 2005.

Table 3: Comparison of Income Deciles by Household Type, City of Greater Sudbury, 2010

Group	Below 1 <sup>st</sup> Decile (<\$17,608)	Between 1 <sup>st</sup> and 3 <sup>rd</sup> Deciles (\$17,609 - \$40,001)	Between 3 <sup>rd</sup> and 6 <sup>th</sup> Deciles (\$40,002 - \$76,513)	Between 6 <sup>th</sup> and 9 <sup>th</sup> Deciles (\$76,514 - \$146,841)	Above 9 <sup>th</sup> Decile (>\$146,841)
<b>Owners</b>	3.9%	12.1%	30.8%	39.2%	14.0%
<b>Renters</b>	23.0%	36.7%	28.1%	10.6%	1.5%
<b>Couple Led Households</b>	4.9%	17.3%	61.1%	85.0%	31.7%
<b>Lone Parent Households</b>	10.9%	31.7%	34.1%	20.8%	2.5%
<b>Non-Family Households</b>	23.5%	37.5%	28.2%	10.1%	0.8%
<b>Senior Led Households</b>	4.1%	36.1%	37.6%	19.2%	3.0%
<b>Youth Led Households</b>	29.7%	38.3%	26.8%	5.2%	0.0%
<b>Female Led Households</b>	13.2%	30.4%	27.7%	23.1%	5.6%
<b>Aboriginal Led Households</b>	16.5%	21.5%	31.1%	25.2%	5.7%
<b>Recent Immigrant Led Households</b>	27.3%	21.2%	12.1%	30.3%	9.1%
<b>Household Member with an Activity Limitation</b>	13.2%	26.8%	31.5%	23.3%	5.2%

Source: Statistics Canada Custom Tabulations 2011

### *Many Aboriginal led households, recent immigrant households, and households where a member has an activity limitation are among low earners*

Among the 4,915 Aboriginal-led households in 2010, 37.9% were in the lower first to third deciles or 30% percentile of incomes, which is an improvement from 2005 when 43.5% were in the bottom three deciles. An additional 21.5% were in the fourth to sixth deciles, compared to 27.9% in 2005, and 25.5% in the seventh to ninth, compared to 22.9% in 2005. Just 5.7% were earning in the top ten percent of incomes, the same percentage as 2005.

For the 165 recent immigrant households the situation is similar. Some 48.5% were in the lowest three income deciles while 12.1% earned in the fourth to sixth deciles, compared to 25.0% in 2005.

An additional 30.3% earned in the seventh to ninth, a significant increase from 17.5% in 2005, while the remaining 9.1% were among the top ten percent of household incomes.

For the 11,705 households where at least one member has an activity limitation, the situation mirrors that of aboriginal and immigrant-led households. Some 40.0% were in the lowest three deciles while 31.5% earned in the fourth to sixth income group. An additional 23.3% were in the seventh to ninth decile while the remaining 5.2% were among the top income households in Greater Sudbury.

### *Female led households continue to trail male led units in incomes*

Fully 43.6% of female led households were in the lowest 30<sup>th</sup> percentile compared to just 20.9% among males. In the fourth to sixth decile group females and males stood at 27.7% and 31.4%, respectively while 23.1% of female and 34.7% of

male led households were in the seventh to ninth deciles. Finally, only 5.6% of females were in the top income group as compared to 12.9% of male led households in 2010.

### *One third of single individuals have incomes below the Low Income Cut Off compared to one in ten families.*

Of the 46,505 economic families in the Sudbury CMA in 2010, some 4,744 or 10.2% were considered low income. This was below the 12.1% recorded in Ontario as a whole but higher than the 9.2% share identified in 2005 when there were 4,229 families in this situation.



The number of low income unattached individuals declined in real terms, from 7,634 to 7,125, as did their incidence of low income, from 35.7% in 2005 to 29.2% in 2010. However, their incidence of low income is still substantially higher than for families. The Sudbury CMA rate for singles was also higher than the 25.7% for Ontario.

(40.5%), Onaping Falls (32.9%), Capreol (31.2%), Walden (30.3%) and Valley East at 29.8%.

The highest rate among families was found in Capreol at 15.5%. This was followed by Sudbury (13.9%), Rayside-Balfour (12.4%), Nickel Centre (8.6%), Valley East (7.7%), Onaping (7.5%) and Walden with just 3.5%. The 5,200 low income families in Greater Sudbury were fewer in number than the 6,470 singles located in Sudbury alone.

In 2000, among individuals, the highest low income rate was observed in Sudbury where 43.2% were below the Statistics Canada cut off. Sudbury was followed by Nickel Centre (41.3%), Rayside-Balfour

### *Sudbury has more people receiving Ontario Disability Support than the provincial average*

There are approximately 7,000 cases of individuals or families who receive social assistance (Ontario Works) in Sudbury. On a per capita basis this is lower than larger urban areas, but higher than more rural areas (Ontario Municipal Benchmarking Initiative, 2011). There are another approximately 7,200 cases of individuals or families who receive Ontario Disability Support (ODSP). Consistent with

the trend across the province, this number has been growing steadily for the past several years by 4 to 5% per year. On a per capita basis, the number of ODSP recipients is higher than the average across the province. In fact, it is almost double the provincial average. This points to a need for higher levels of services in Sudbury for individuals who may need additional assistance.

### *Low social assistance allowances are a concern for housing affordability*



Shelter allowance rates in Sudbury (like elsewhere across the province), as of March 2013, stood at \$376 for a single on Ontario Works, and \$479 for an individual receiving Ontario Disability Support. Key stakeholders and community members raised concerns about the low social assistance rates and recipients' ability to afford housing. This was also identified as an issue in the City's Community Plan: Homelessness Partnering Strategy (City of Greater Sudbury, 2011).

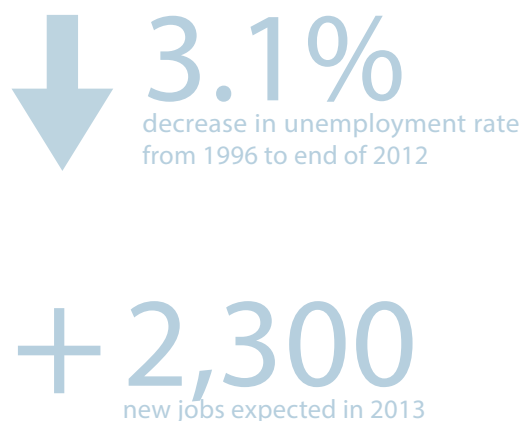
## 2.4 Economic Conditions

*Anticipated economic growth will mean additional demand for both rental and ownership housing, including housing appropriate for both singles and families with children*

Changing economic conditions influence the demand for housing within a community, both in terms of the number of housing units required as well as the ability of households to afford housing in the community.

While the province has been experiencing slow economic growth (which is expected to continue in 2013)<sup>1</sup>, the City of Greater Sudbury's economy continues to perform well and has recouped all of the declines suffered during the recession. Job growth, however, remained modest in 2012. Compared to 1996, the average annual unemployment rate in the City has decreased, dropping from 9.9% in 1996 to 6.8% in December 2012. In contrast, the labour participation rate in the City has stayed steady from 62.3% in 1996 to 63.6% in December 2012, with 81,700 employed persons in December 2012.<sup>2</sup> Employment is expected to grow to a high of 84,000 jobs in 2013, even as the growth rate slows to 1.2% in 2013 from 2.1% in 2011.<sup>3</sup>

In terms of business growth, the Regional Business Centre registered more than 275 businesses in 2012, an increase from 248 in 2011. This represents over 100 confirmed new business starts and 116 new jobs for Greater Sudbury. The four largest employers by number of employees in Greater Sudbury are Vale Mining (4,000 employees), Health Sciences North (3,700 employees), Sudbury Tax Services Office (2,800 employees), and the City of Greater Sudbury (2,166) employees. Other top employers include Laurentian University and the school boards. Nearly 10% of Sudbury's workforce is directly employed in the mining sector, with the impact much larger when considering related manufacturing and service activities.



According to the Conference Board of Canada, Greater Sudbury's slow economic growth in 2012 was due a number of factors, including declines in several sectors, weaker metal prices in 2012 (especially nickel), temporary shutdowns early in the year at Vale mines, and the closing of the Frood portion of Frood-Stobie Mine at the end of the year. Additionally, the Greater Sudbury mining sector and overall economy was still recovering from a year-long strike by United Steelworkers at Vale's mines in 2009-2010. Interruptions in the mining sector led to slower growth in related service areas, such as transportation and warehousing, and the government sector also experienced decline, which was common across the country due to fiscal restraints. Further dampers that could extend into 2013 include Vale Mining's global hiring freeze (as of mid-2012) due to lower nickel prices, the uncertain global economy, and the company's cuts to its Clean Atmospheric Emissions Reduction (AER) project in Greater Sudbury, where investment was cut in half from \$2 billion to \$1 billion.

1 BMO Capital Markets Economics (February 15, 2013). Provincial Economic Outlook

2 Statistics Canada (2013). Labour Market Survey

3 CMHC (2012). Housing Market Outlook: Greater Sudbury CMA

The City of Greater Sudbury's strong predicted economic performance for 2013 is due to the beginning of a "mining super-cycle" (significant investment in mining exploration and development) and strong resource demand, high commodity prices, and the spinoff effects on other sectors. The Greater Sudbury Chamber of Commerce believes Greater Sudbury is "in the beginning stages of what will be a period of economic growth that will last 5 to 10 years" due to the increased global mineral demand.<sup>4</sup>

The mining sector continues to dominate Greater Sudbury's GDP production, with its integrated mining complex (the largest in the world) attracting a number of development investments. Recent developments in Greater Sudbury that should contribute to continued mining sector growth and a predicted 1.7% growth in Greater Sudbury's real GDP, up from 0.6% in 2012,<sup>5</sup> include:

- Vale's \$200 million expansion of its Clarabelle Mill and \$360 million development of the Totten Mine, the first new Vale mine in nearly 40 years. Totten Mine is expected to begin its mining activities towards the end of 2013 and could generate as many as 130 new jobs.
- KGHM International (Quadra FNX)'s \$750 million Victoria Mine development, which will employ 200 full-time staff and have a lifespan of 15-20 years. Development will occur over the next six years.
- The possible development of a ferrochrome/chromite processing facility by Cliffs Natural Resources. The project is currently in the feasibility stage, and once it has been fully realized it will have invested \$1.85 billion into the community and will generate around 450 new jobs,

resulting in a significant economic impact on the community.

- The \$30 million Lockerby Mine by First Nickel which will go into full production in early 2013.

Greater Sudbury is also diversifying its economy. Other non-mining investments and developments that will help boost Greater Sudbury's economy include:

- A \$22.5 million investment in the Vale Living with Lakes Centre at Laurentian University for the development of laboratory infrastructure for fundamental and applied environmental science, which will attract 30-50 highly skilled scientists;
- The \$35 million Laurentian School of Architecture, which will open in the fall of 2013;
- The \$17 million expansion of 81,000 sq. ft. at Collège Boréal; a new 90,000 sq. ft. \$20.8 million nursing home facility in Chelmsford that created more than 160 new jobs;
- An investment of \$34.1 million across all the school boards for new schools, expansions and renovations.<sup>6</sup>

Economic diversification is important to communities such as Greater Sudbury because fluctuating metal prices and changing global economies can have significant impacts on a mining-based economy.

All of these developments will increase the demand for skilled labour, however, and with Greater Sudbury's aging population, skilled labour is in short supply. Greater Sudbury is also experiencing declining trade education enrolment, low interest in the trades (as a viable career), and limited apprenticeship opportunities, further exacerbating the problem. However, CMHC forecasts an increase in net migration in 2013, with more in the 25-44 year age group in-migrating into Sudbury, even as those in the older age group are out-migrating, which should help address the labour shortage. Individuals in the 25-44 year age group who move to Sudbury will likely be seeking both rental and ownership housing, including housing appropriate

130  
new jobs

200  
new jobs

450  
new jobs

<sup>4</sup> Sudbury & Manitoulin Workforce Planning (2012). Local Labour Market Plan: TOP

<sup>5</sup> Conference Board of Canada (2013)

<sup>6</sup> Greater Sudbury Development Corporation (2012). Greater Sudbury at a Glance.

for both singles and families with children. It will be important to support a range of housing types at

varying price ranges to meet increasing demands and to avoid increased pressure on house prices

### *Slightly higher proportion of the labour force in sales and service jobs, which tend to be lower paying*

In 2011, by occupation, some 23.7% of the Greater Sudbury workforce was in sales and service, similar to Ontario (23.2%). This was followed by business, finance and administration at 17.0% (17.0%) and trades, transport and equipment operators at 16.5% (13.0%). The balance of occupations were in social science, education, government and religion at 12.6% (12.0%), management at 8.4% (11.5%), health at 7.4% (5.9%), sciences at 5.8% (7.4%), primary industry at 4.6% (1.6%), art, culture, recreation and sport at 2.0% (3.1%) and finally processing, manufacturing and utilities at 2.0% (5.2% provincially).

Similarly, by industry, health care and social assistance led with 14.1% followed by retail trade with 12.6%. Other leading industries included education (9.3%), mining (8.9%), and public administration with 8.7% of jobs. Retail, public administration, mining, manufacturing, construction, and accommodation and food services shares were down from 1991 while health and education all saw their proportion of the workforce increased from 1991.

A number of community members who responded to the community survey raised concerns about the increasing number of part-time and temporary low-paying jobs, and the impact this had on residents' ability to afford rental and ownership housing.

### *Unemployment rates in Sudbury are lower than the provincial average*

Unemployment in the Sudbury CMA stood at 6.8% in 2011. This compared favourably with both Ontario and Canada at 7.8% and 7.4% respectively. Area unemployment has remained in single digits since 1998 when it rose as high as 11.2%, dropping to as low as 5.6% in 2008 when nickel prices were high and prior to the strike. It then rose sharply to 9.3% in each of 2009 and 2010 before recovering. Rates are forecast to remain in the 6.0% to 7.0% range to 2016.

6.0 – 7.0%

forecasted unemployment rate to 2016

## 3.0 HOUSING SUPPLY

This section provides an overview of the existing housing stock, including recent housing activity and housing affordability analysis. It also includes analyses of social and affordable housing stock, as well as special needs housing and issues with homelessness.

### 3.1 Existing Housing Stock

#### *The City's housing stock by dwelling type is diversifying*

Single detached homes make up the largest share of housing by type occupied by usual residents in Greater Sudbury followed by apartment buildings with less than five stories. The single detached share of the housing stock stood at 62.2% in 2011, up from 60.7% in 2006 but still down from 64.3% in 2001. Semi-detached homes dropped to 4.7% from 4.9% in 2006 and 5.1% in 2001. It is interesting to note that they changed in absolute numbers as well in 2011 with 42,065 detached and 3,175 semis versus 39,440 and 3,150 units some five years earlier. High

rise apartments of five or more storeys increased in absolute terms to 4,175 in 2006 but saw their share decline to 6.4% of the stock. In 2011, high rise apartments increased in absolute numbers to 4,460 and their proportion rose to 6.6%.

All other dwelling types increased in proportional numbers in 2006 and then decreased in 2011. Some 10,865 low rise apartments contributed 16.7% in 2006, up from 13.8% in 2001. This share dropped to 15.4% in 2011, with absolute numbers of 10,435.

Table 4: Occupied Private Dwellings by Type, City of Greater Sudbury, 2001-2011

Housing Type	2001		2006		2011	
	#	%	#	%	#	%
Single Detached	40,530	64.3	39,440	60.7	42,065	62.2
Semi-Detached	3,220	5.1	3,150	4.9	3,175	4.7
Row House	2,615	4.1	2,800	4.3	2,860	4.2
Apartment, detached duplex	3,220	5.1	3,770	5.8	3,825	5.7
Apartment building, five or more storeys	4,120	6.5	4,175	6.4	4,460	6.6
Apartment building, less than five storeys	8,675	13.8	10,865	16.7	10,435	15.4
Other single attached house	110	0.2	275	0.4	195	0.3
Movable unit	525	0.8	465	0.7	570	0.8
Total occupied private dwellings	63,015	100.0	64,940	100.0	67,585	100.0

Source: Statistics Canada 2001, 2006, and 2011 Census



Similarly, row houses increased from 2,800 in 2006 to 2,860 in 2011, but their proportion dropped from 4.3% to 4.2%. The balance of units were either movable (570 or 0.8%) or other single attached

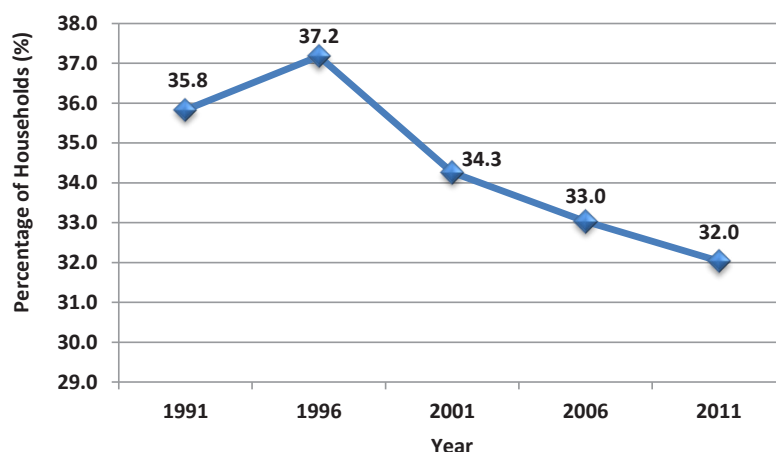
homes (195 or 0.3%). The loss of 1,090 detached and increase of 550 duplex units in 2006 may, in part, reflect conversions of detached and changes in the description of dwelling types<sup>7</sup>.

### *The number of rented units has decreased since 1996*

In 2011 there were 45,940 owners and 21,655 renters in Greater Sudbury. The rental share of 32.0% was down from 33.0% in 2006 and 34.3% in 2001. Rental tenure peaked in the Region in 1996 when it stood at 37.2% and has been declining since. In absolute numbers, the number of rented units decreased by nearly 2,000 in the ten years between 1996 and 2011.

In terms of the private apartment universe, according to the 2012 CMHC Rental Market Report for Greater Sudbury, in October of 2012 there were 11,187 private apartment units in the Greater Sudbury CMA. This represents an increase of just 192, or 1.75%, private apartments units since 2001.

Figure 4: Rental Housing Trends, City of Greater Sudbury, 1991-2011



Source: Statistics Canada 1991, 1996, 2001, 2006, and 2011 Census

<sup>7</sup> In 2006, improvements to the enumeration process and changes in structural type classification affect the historical comparability of the 'structural type of dwelling' variable. In 2006, 'apartment or flat in a duplex' replaces 'apartment or flat in a detached duplex' and includes duplexes attached

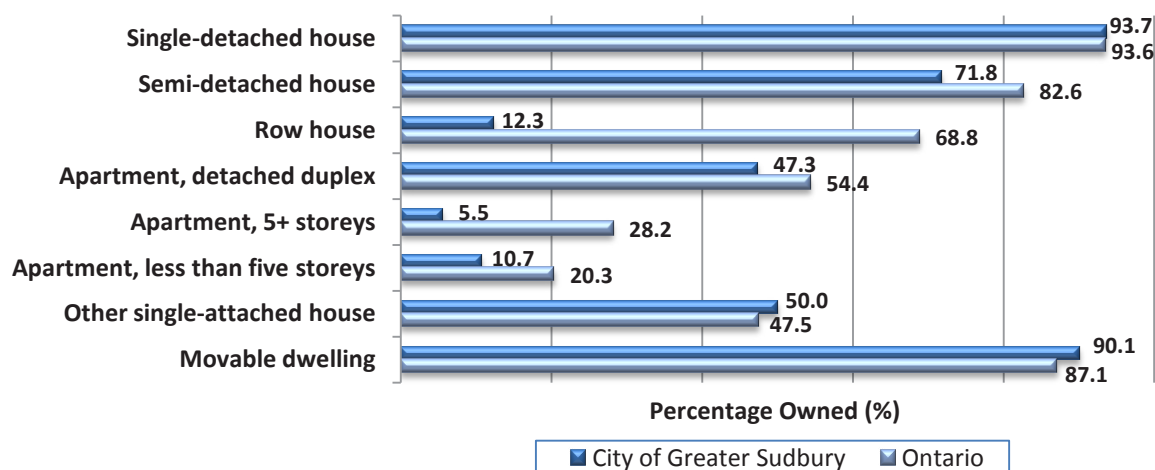
to other dwellings or buildings. This is a change from the 2001 Census where duplexes attached to other dwellings or buildings were classified as an 'apartment in a building that has fewer than five storeys'.

## Owners still largely residing in detached dwellings

In 2011, 93.7% of detached dwellings in Greater Sudbury were owned. This was similar to the provincial proportion (93.6%). Among semis there was a more marked difference from the Ontario rate as just 71.8% were owned as compared to 82.6% provincially. Approximately half (47.3%) of duplex apartments were owned, slightly lower than 54.4% in Ontario.

Rental tenure dominates high rise apartments at 94.5%. This is in sharp contrast to Ontario at just 71.8% and reflects the limited role of condominium ownership in Sudbury. This is also reflected in low rise units where 89.3% were rented as compared to 79.7% provincially. Finally, the starkest contrast is demonstrated among rows where 87.7% were rented whereas only 31.2% of townhouses in Ontario were occupied by tenants in 2011.

Figure 5: Ownership Dwellings by Type, City of Greater Sudbury and Ontario, 2011



Source: Statistics Canada 2011 Census

## Younger households better represented among renters

Owner households headed by an individual under 25 years represented just 1.2% in 2011, comparable to the Ontario figure of 0.9%. Among those aged 25-34 this rose to 11.2% (9.9% provincially). Those 35-44 contributed 17.7% (18.6%), 45-54 some 24.2% (25.2%) and 55-64 years represented 20.9% (21.0%). Seniors 65-74 contributed 14.0% (13.3%) and the elderly 75 plus an additional 10.8% as compared to 11.1% across Ontario.

Younger households are, not surprisingly, better represented among renters. Those headed by an individual under 25 years in 2011 represented 9.9%. This was higher than the Ontario figure of 7.6%. Among those aged 25-34 this rose to 19.2% (21.3% provincially). Those 35-44 dropped to 14.5% (18.8%), 45-54 some 18.8% (19.4%) and 55-64 years represented 15.4% (14.1%). Seniors 65-74 contributed just 9.8% (9.2%), however rental tenancy rose in the elderly 75 plus group to 12.5% and 9.5% across Ontario.



### *One person and non-family households most likely to rent*

Couples with children were most likely, at 87.6%, to own their home in 2011. They were followed by multiple and other family households (82.6%) and childless couples at 81.1%. Approximately half of lone parents (52.9%) were owners while renters dominate non-family households at 57.2% among singles and 58.6% for two person non-family households in 2006.

Of the 4,910 Aboriginal-led households in 2011, 50.5% owned their homes. In 2006, ownership was more prevalent among family (64.8%) than non-family (26.2%) units (2011 data not yet available). The proportion of various groups that are homeowners is consistent with their incomes. Groups with higher average incomes were more likely to own. This situation was reversed among renters where, accordingly, 35.2% owned and

73.8% rented. Ownership among families had risen steadily, from 41.2% in 1991 and 58.2% in 1996.

Of the 190 recent immigrant households in 2011, the majority (63.2%) owned, which is the opposite from 2006 when 52.6% rented. Similar to Aboriginals, ownership had increased from 21.7% in 1991 and 26.5% in 1996, before showing marked growth to 47.4% in 2006 and 62% in 2011.

Consistent with high rental rates among non-families, one person households rented in 57.2% of cases in 2011. All other sizes are predominantly owners including two person (73.6%), three person (77.4%), four person (86.7%), and five-plus person households of whom 86.5% owned the dwellings in which they lived in 2011.

#### **3.1.1 Condition of Housing Stock**

### *Greater Sudbury's housing stock is somewhat older than the provincial average*

The majority (52.5%) of homes in Greater Sudbury are more than 40 years old, having been built prior to 1971 (based on 2011 Census data). This is notably higher than in Ontario where just 40.5% of dwellings fall into this category. An additional 41.2% was constructed between 1971 and 2000 with just 6.2% added since 2000. Provincially, 43.9% was built between 1971 and 2000 while an additional 15.6% has been added between 2001 and 2011.

Of the rental stock 54.1% was built prior to 1971 with 43.1% constructed between 1971 and 2000 and only 640 units or 2.9% built between 2001 and 2011. Provincially, 49.0% is pre 1971, 43.3% 1971 to 2000 and 7.8% built after 2000. The contrast with the province is more notable among ownership dwellings where 51.9% of the stock was pre 1971 versus just 37.2% in Ontario. Units built between 1971 and 2000 represent 40.4% compared to 44.1% provincially, while Ontario has seen considerably more construction activity (18.7%) since 2000 than in Greater Sudbury with just 7.7% or 3,555 homes.

## *The condition of the housing stock, particularly rental housing, is an issue in the City*

Of the 67,600 dwellings in 2011, 64.5% required regular maintenance only. An additional 27.9% needed minor repairs and 7.6% required major repairs. In Ontario these conditions compared at 69.3%, 24.1% and 6.6% respectively. This, to a large part, likely reflects the larger number of units built recently across the province as a whole.

Rental housing units were more likely to require major repairs at 10.8% of rented units, compared to 6.0% of owned units, although the proportion of units requiring minor repairs is similar among rented and owned units (29.2% rented, 28.5% owned).

Key stakeholders and community members raised concerns about the condition of the affordable rental housing stock, and identified health concerns related to mould and air quality. Key stakeholders raised particular concerns about the adequacy of some of the rooming houses in the city; many are substandard and overcrowded. They suggested the need for improved legislative support and landlord accountability related to the quality of accommodations, as currently people living in substandard units are afraid to complain because of fears that they may be evicted. Also, inspections are only done by the City on a complaint basis, which limits the effectiveness of this approach to ensuring quality housing.

## **3.2 Ownership Housing Market**

### *The City has seen significant housing price escalations over the past several years*

In 2012 the average price of a home in the Sudbury Census Metropolitan Area (CMA) was \$240,312. This was up 4.7% from \$229,485 in 2011. House prices increased substantially (between 11.8% and 21.4% annually) from \$112,500 in 2004 to \$211,614 in 2008. These then dropped, by 5.0%, during the strike, to \$200,947 in 2009, only to rise in subsequent years by 10.3% in 2010 and 3.5% in 2011. Prices are anticipated to continue to rise in 2013 and 2014 (\$247,500 in 2014), although slightly more modestly, but still higher than the provincial average.

**\$240,312**  
average price of a home in 2012

### *Most new housing units sell for \$300,000 or more*

Of the 178 new homes purchased in 2012, the majority (72 or 40.4%) sold for \$400,000 or more. An additional 54 units (30.3%) were in the \$300,000 to \$349,999 range and 27 (15.2%) sold for between \$350,000 and \$399,999. Only 22 units representing 12.3% were purchased for less than \$299,999. By contrast, in 2001 57.9% of new homes sold for less than \$200,000. By 2006 this had dropped to just 19.2%.

**40.4%**  
of new homes purchased in 2012 sold for  
\$400,000 or more

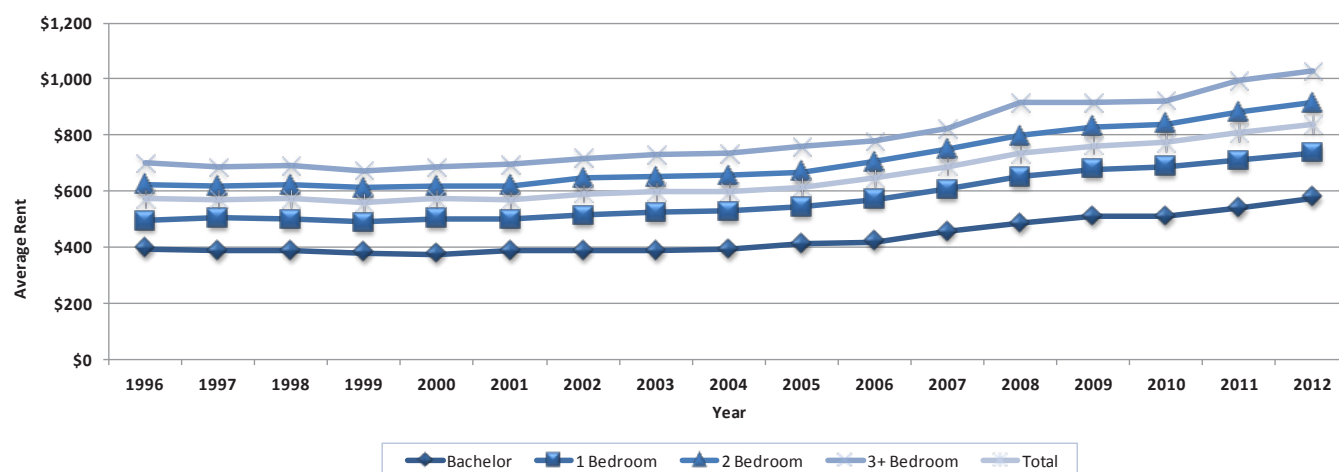
### 3.3 Private Rental Housing Market

#### *Rents have been increasing similar to increases in average renters' incomes*

In 2012 the average rent in the Sudbury Census CMA for a bachelor apartment was \$575. The average for one and two bedroom units stood at \$737 and \$915 respectively while three or more bedroom apartments rented for an average of \$1,027. Over the 16 year period from 1996, one bedroom rents had risen by 48.9% while bachelor units rose by

45.9%. Rents for two and three or more bedroom units grew by 46.6% and 46.5% respectively. These increases are in keeping with increases in the average renters' income. CMHC forecasts slightly higher increases in rents in 2013 (3% in both 2012 and 2013), with average rent for a two-bedroom forecasted to stand at \$935 in 2013.

Figure 6: Trends in Average Rent by Unit Size, Greater Sudbury CMA, 1996-2012



Source: CMHC Rental Market Reports, 1996 -2012

#### *Vacancy rates have recently dropped below what is considered a healthy balanced market, and stakeholders expressed concerns about the availability of quality units*

The vacancy rate for bachelor units in 2012 has dropped noticeably, from 5.6% in 2011 to 3.5% in 2012. Rates rose slightly to 3.2% for one bedroom apartments and rose significantly to 4.5% for three or more bedrooms, up from 2.7% in 2011. The lowest rate of 2.0% was found among two bedroom units, which is a similar rate to 2011. Rates were quite high in 1999 ranging from 6.0% for larger units to 20.9%

for bachelors. These have declined since, with two bedrooms dropping as low as 0.3% in 2007 before rebounding to present levels. The overall vacancy rates are anticipated to further decline in 2013 to 1.8%. This represents a shift away from a balanced market to one without sufficient choice for renters. Stakeholders also raised concerns about the availability of quality rental units.

### 3.3.1 Secondary Rental Market

*Approximately 1 in 20 houses (5%) disclose having a second unit on their property assessment (based on analysis the City did of MPAC data). Providing greater opportunities for secondary suites is seen as a way to help meet the needs of many households*

Not all rental housing in Greater Sudbury is found within the “conventional” rental market. Rental accommodation in the City can also be found within the “secondary” rental market. Secondary rental markets are defined as non-conventional forms of rental housing that are not included in the CMHC Rental Market Survey. This “secondary” rental market includes tenant-occupied single, semi and row dwellings, rented condominium units, accessory apartments such as self-contained basements and flats (including both legal and illegal units) and apartments over stores (CMHC, 2008).

The following table shows the estimated size of the secondary rental market in Greater Sudbury (5,574 units). Approximately 25% of the rental market is secondary rental housing.

Table 5: Estimate of the Size of the Secondary Rental Market in Greater Sudbury, 2011

Provider	Units
<b>Renter Households (2011 census)</b>	21,655
<b>Primary Rental Market</b>	<b>16,081</b>
Private Apartment Units (CMHC)	11,187
Social Housing Units, ILM Co-ops, and Supportive Housing	4,894
<b>Secondary Rental Market</b>	<b>5,574</b>

Source: CMHC Rental Market Report, 2012; Statistics Canada, Community Profiles, 2011; Greater Sudbury Social Housing Portfolio

Secondary suites, or accessory dwellings (a second suite or secondary dwelling unit is a self-contained apartment located within an existing residential dwelling that has been created through conversion of or addition to the existing dwelling), are a subset of the total secondary rental market.

Based on Municipal Property Assessment Corporation (MPAC) data, 2,176 residential properties are estimated to have two units under one ownership (calculation by the Community & Strategic Planning Section, City of Greater Sudbury). It should be noted that this figure does include legal semi-detached and duplex units. It should also be noted that not all second units get recorded by MPAC, which makes this a more conservative estimate. Based on this figure it is estimated that approximately 5% of single detached, semi-detached, and row house units have secondary suites as of 2012.

Key stakeholders suggested that greater opportunities for secondary suites and garden suites would help contribute to the availability of safe affordable housing units in quality neighbourhoods, and would help meet the housing needs of some low and moderate income households and seniors. Some also suggested that these units could provide additional income streams for homeowners. Seniors consulted as part of the Challenges of Aging report prepared by Friendly to Seniors thought that garden suites or small homes adjacent to family member's single family residences would be a desirable alternative, and would enable them to be close to family for support and close to social networks.

## 3.4 Social and Affordable Housing

As of December 2012 there were a total of 4,381 social housing units in Greater Sudbury<sup>8</sup>. Many of these (1,848 or 42.2%) were found in Sudbury Housing Corporation projects. The balance of the stock was comprised of 825 (18.8%) non-profit units, 636 (14.5%) co-operative units, 419 (9.6%) federal units, and 653 rent supplement units (includes supportive units). The number of federal units is decreasing due to the expiry of their operating agreements.

The 2,157 bachelor and one bedroom units represented 49.2% of the stock in Greater Sudbury.

The 996 two bedrooms comprised 22.7% and 913 three bedrooms units an additional 20.8%. The balance of the social housing stock was found in 194 four (4.4%) and 46 five bedroom units (1.0%).

In addition to the social housing units administered by the City of Greater Sudbury, there are 411 social housing units administered federally (Federal Index-Linked-Mortgage units). The majority (52.6%) of these are two bedroom units, 36.0% are three bedroom units, and 11.4% are one bedroom units.

Table 6: Social Housing Portfolio\*\*, City of Greater Sudbury, December 2012

Housing Provider	Total Units	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	Parked
<b>Non Profit</b>	825	0	490	244	86	5	0	
<b>Co-Ops</b>	636	0	144	257	217	18	0	
<b>Federal Projects*</b>	419	4	238	87	80	10	0	
<b>Greater Sudbury Housing Corporation</b>	1,848	38	740	338	525	161	46	
<b>Rent Supplement Units (includes supportive units)</b>	653	5	498	70	5			75
<b>Total</b>	<b>4,381</b>	<b>47</b>	<b>2,110</b>	<b>996</b>	<b>913</b>	<b>194</b>	<b>46</b>	<b>75</b>

\* Number of units have decreased as projects did not transfer or agreements have terminated

\*\* Does not include AHP, ILM, or other housing providers

Source: City of Greater Sudbury, 2012

There are also another 283 Affordable Housing Program units in the city, and another 32 units under construction (through the Investment in Affordable Housing Program). The majority (200 or

63.4%) of these are dedicated to seniors. Affordable Housing Program units are rented at rates that are at or below Average Market Rent. Most do not have Geared-to-Income rents.

Table 7: Other Social Housing Providers, City of Greater Sudbury, December 2012

Affordable Housing Program	Total Units	Beds	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
<b>AHP Northern Complex (20 seniors) (80 mixed)</b>	100		52	48		
<b>AHP Rental (2009 Extension) (all seniors)</b>	148		77	71		
<b>IAH (under construction) (seniors)</b>	32		28	4		
<b>AHP Rent Supplement Units (includes supportive units)</b>	35		31			4
<b>ILM Co-Ops</b>	411		47	216	148	

Source: City of Greater Sudbury, 2012

### *The aging of the existing social housing stock and expiry of operating agreements are concerns*

The aging of the existing social housing stock is a great concern among social housing providers. Many units are not energy efficient and require growing maintenance, repair and replacement expenditures. Scattered units, in particular, are challenging to manage and maintain in a cost

efficient manner due to energy consumption and maintenance requirements of these units. There is a strong need to regenerate (renew and replace) some of the older social housing stock, particularly the scattered units.

<sup>8</sup> This figure does not include Federal Index-Linked-Mortgage projects, Affordable Housing Program Units or dedicated supportive housing providers

The expiry of federally signed operating agreements and expiry of mortgages in housing governed by the Housing Services Act will trigger substantial changes in subsidy transfers, which will affect the City of Greater Sudbury and housing providers. Some providers will want to escape ongoing program participation when they can, but

the City has an obligation under the Act to maintain a certain number of units. Sudbury has already experienced a loss of some social housing units as a result of the expiry of federally signed operating agreements, with many additional units affected in the next ten years. This situation will require ongoing monitoring and analysis.

### *There is a wait for social housing, but not as long as some parts of the province*

The average wait times among those housed in 2011 varied among household types. Non-senior singles and couples had the longest wait at 1.7 years, followed by seniors at 1.5 years. Families had the shortest wait at an average of 8 months. Wait times for social housing in Sudbury are lower on average than experienced elsewhere across the province.

As of October 2012 there were 1,402 active Rent-Geared-to-Income applicants on the waiting list (however 404 of these were currently residing in RGI in another unit and were seeking a transfer or are overhoused). These consisted of 1,059 smaller households representing 69.5% requiring bachelor or one bedroom apartments. There were 192 eligible for two bedrooms (12.6%) and 87 who qualified for

a three bedroom dwelling (5.7%). There was limited demand for four (52 or 3.4%) and five bedroom (22 or 1.0%) homes. Many community members who responded to the community survey felt that there is not enough social housing in the city.

Some 561 applicants were housed in social housing in 2012 as of October. Since 2005, the number of applicants housed ranged from 571 to 803 per year. The vast majority of applicants housed were chronological RGI applicants. Only 44 (7.8%) applicants housed in 2012 were special priority (victims of domestic violence), and 34 (6.1%) were urgent priority. While there were 404 market rent applicants on the waiting list in October 2012, only 20 such applicants were housed in 2012 up to that date.

### *Demands for social housing are changing*

Social housing providers consulted felt that there is a need to focus more heavily on one bedroom units in the future. They suggested that there is a greater shortage of one bedroom units for singles, seniors and childless couples, than for three bedroom units. This is supported by the data. For every 10 one bedroom units there are five households waiting, and for every 10 two bedroom units there are 2 households waiting. Whereas, for every 10 three bedroom units there is one household waiting. Analysis of applicants housed in 2012 shows that the number of applicants housed in bachelor/one bedroom units represents 16% of the applicants waiting for such units meaning that those waiting for one bedroom units may have to wait several years, whereas applicants housed in three bedroom units year to date in 2012 represent 193% of the applicants waiting for these units, meaning that they are likely to be housed within the year. For two, four and five bedroom units, the corresponding figures were 94%, 71%, and 23% respectively.

Based on demographic trends, future demand for social housing will also likely shift more towards smaller units, with an increase in smaller households, more seniors, and more lone parent families.

Future additions to supply should focus strongly on one bedroom units. Providers are also finding it difficult to rent out modified units (modified to accommodate people with physical disabilities), and suggested that the process needs to be more flexible to permit over-housing in these units to avoid vacancy losses. Some 16 applicants requesting modified units were housed in 2012, representing 34% of those waiting for a modified unit. An analysis of the stock of modified units by number of bedrooms versus those waiting for modified units showed that the supply by bedroom count was relatively in keeping with the demand. This suggests that there may be other aspects of a mismatch between demand and supply that are making them difficult for providers to rent out these units, such as location and accessibility features of the units or building.



The social housing stock is aging and its sustainability is a concern. The majority of the social housing stock has been built over the last 50 years, and the units are aging and the funding required to maintain them has not kept pace with capital needs. Recent capital funding from senior government has helped address some of these

needs, but this was not sufficient to address all needs. There is a need for the City to work with housing providers to plan for ongoing viability. Housing providers should actively pursue available senior government funding for capital repairs when available.

### *Social housing tenants have increasingly complex needs*

Housing providers are seeing more social housing tenants with increasingly complex needs. An aging population, persons with mental health issues having difficulty with fitting into the rules of social housing buildings, and a lack of life skills to maintain a household were major challenges identified

by social housing providers. Many providers are finding it difficult to cope with the growing number of tenants with special needs, as they do not have the training or resources to provide the needed supports. They suggested a need for greater coordination with support agencies, the City and

### *Locations and security are concerns for some social housing buildings*

Key stakeholders and community members both noted that many social housing buildings are in low-income areas and are isolated/segregated from more 'favourable' areas. It was suggested that social and affordable housing should be integrated into all types of neighbourhoods. Security was

also identified as a concern in some social housing buildings. It was suggested that the City facilitate conversations between the Police and Housing providers to establish closer ties and to develop better security strategies.

## **3.5 Homelessness**

### *The needs of homeless individuals and families are diverse*

Individuals and families who find themselves homeless do so for a range of reasons. Prominent factors contributing to homelessness in Sudbury include financial crisis; insufficient income; mental health issues; family and relationship breakdowns; unemployment; current or previous conflicts with the law; being evicted/at-risk of eviction for various reasons; and an overall lack of suitable housing.

A count of homelessness in Sudbury was done in 2003. At that time (June 2003), 609 people were identified as homeless or near homeless using shelters, soup kitchens and other emergency services (City of Greater Sudbury, The Report on Homeless in Sudbury: Time 7, 2003). Nearly half were absolutely without housing. The homelessness population included 68 infants and children under age 13 who were with parents or guardians, 80 adolescents aged 13 to 19 and 45 older adults aged 60 and over. Most absolutely homeless people were between the ages of 20 and 59. Aboriginal people were greatly over represented among the homeless population, making up approximately a fifth of the homeless

population in Sudbury. In Sudbury one fifth to one quarter of the local homeless population are migrants, typically from northeastern or southern Ontario (Kauppi, C, Migratory and Transient Homelessness in Northern Ontario: A Study of the Pathways to Becoming Homeless in Sudbury and Its Related Impacts, 2009). Stakeholders consulted for this study identified a growing number of youth age 18 to 25 who are homeless.

Homelessness can be prevented for many households at imminent risk of homelessness with some support, such as temporary financial assistance. In 2011, the Homelessness Network assisted 552 households who were at imminent risk of homelessness (facing loss of housing within a month's time). Of these, 74% were able to stay housed through the supports provided by the Homelessness Network (City of Greater Sudbury, Report Card on Homelessness for 2011, 2012). Key stakeholders have also found the mobile crisis counselling service to be an effective resource to help keep people in their homes.

The challenges facing homeless individuals and families are extremely diverse. Many of the individuals and families who find themselves homeless can quickly obtain housing, likely in the private market, with little assistance, possibly only housing help services. Others, with a few barriers may require an individualized service plan and some supports to be re-housed. Some stakeholders and community members identified challenges for low-income individuals and families in finding money for first and last month's rent or utility deposits, having acceptable credit checks, and having good references.

Sudbury has a coordinated homelessness intake and assessment system, where staff located in seven community organizations use a connected and consistent approach to providing housing assistance and supports to homeless individuals and families or those at risk of being homeless. Where necessary, staff develop individualized service plans and provide mid-level support to assist homeless individuals to maintain their housing or be re-housed. Nevertheless, some key stakeholders noted that many individuals are not aware of available services and supports, and navigating the support service system can be challenging.

### *Resources are not sufficient to provide the needed supports to assist homeless individuals with multiple barriers in obtaining and maintaining their housing*

A small portion of individuals who find themselves homeless, have many complex issues and may have been homeless for a longer period of time or are chronically homeless and require intensive supports or permanent supportive housing.

While more intensive supports are available (but have waiting lists) for some individuals with some specific needs in the community (e.g. addictions), the homelessness case management resources

available are not sufficient to provide intensive supports to individuals with complex issues who may be chronically homeless. In particular, there is not sufficient capacity to provide follow up services and supports, including life-skills and coping skills training to help these individuals maintain their housing. Key stakeholders identified a need for more intensive case management for these individuals.

### *Transportation is a significant challenge for those who are homeless or at risk of homelessness*

Transportation was identified by key stakeholders as a significant challenge for individuals who are homeless or at risk of homelessness in accessing services and supports to maintain their housing.

They also noted that most homeless services are downtown, whereas needs are spread across the City.

### *There is a need for greater coordination among service providers in housing, social services, and health*

Key stakeholders also identified the need for additional coordination and communication between service providers in housing, social services, and health. Although progress is being made, there is a particular gap in the connections with health. For example, educating people to not give up their housing when they go to the hospital and supporting hospitalized individuals who are homeless in obtaining housing well in advance of

being discharged from the hospital. The need for family doctors for individuals who are homeless or at risk was also identified, including the need to provide the necessary documents to support applications for Ontario Disability Supports. Key stakeholders also identified the need for better connections between housing providers/landlords and support service providers to support tenants in crisis, instead of sending them to the hospital.



## 3.6 Special Needs Housing

Special needs housing, including emergency, transitional and supportive housing, as well as accessible housing, housing for seniors, students, and Aboriginal people, is important in meeting housing needs in particular situations and for specific population groups with unique needs. Emergency and transitional housing can offer shorter term accommodations resulting from needs such as family break-up, domestic violence, loss of employment, mental illness, eviction, the

release of parolees from institutions, unexpected disasters such as fires and floods and other unforeseen situations. However, limited availability of permanent affordable housing is often the main contributor to the demand for emergency and transitional housing. There was strong agreement among key stakeholders of this study that the biggest issue related to addressing homelessness is the lack of options and housing choices for persons in need.

*The overall number of shelter beds appears adequate, but the existing shelters do not meet the diverse range of needs*

Emergency shelters meet immediate, short-term housing needs when individuals and families have no other place to stay. There are four emergency shelter providers in the city of Greater Sudbury, each serving a different client group, with a total of 93 permanent beds plus three rented motel rooms. While the overall number of shelter beds appears to be sufficient, key stakeholders expressed the concern that the existing shelters are not meeting the needs of all homeless individuals. There are eligibility barriers to the existing shelters, including having zero alcohol tolerance and requiring that individuals be absolutely homeless. Stakeholders expressed the need for streamlined eligibility criteria in shelters and more diversified shelters,

including those supporting harm reduction. There is currently a gap in adequately meeting the shelter needs of transgendered individuals. Transgendered men in particular do not necessarily feel safe in the men's shelter. The need for more diversified shelters was also identified in the Community Plan: Homelessness Partnering Strategy.

Table 8: Number of Beds by Shelter Housing Provider, City of Greater Sudbury, 2012

Provider	Client Group	Number of Beds
L'Association des Jeunes de la Rue - Foyer Notre Dame	Youth	Female- <b>9</b> Male- <b>7</b>
	Hostel- Men	Men- <b>25</b>
Salvation Army Hostel	Cedar Place – Women and Families	Women and Families- <b>20</b> (+ <b>3</b> motel rooms)
YWCA - Geneva House	Victims of Domestic Violence	<b>32</b>

Source: L'Association des Jeunes de la Rue, Salvation Army, and YWCA, 2013

Transitional housing provides households who do not have the ability to live independently with a place to live while they acquire the necessary skills

and services which will help them live on their own. Transitional housing is not meant to simply provide housing while waiting for permanent affordable

housing. In fact, the number of transitional housing units in the city is inadequate to handle the flow of shelter residents waiting for permanent affordable housing. Six organizations provide transitional

housing in Sudbury, with a total of 71 beds. Many transitional housing providers have been operating at or close to capacity.

Table 9: Number of Beds by Transitional Housing Provider, City of Greater Sudbury, 2012

Provider	Client Group	Number of Beds
<b>L'Association des Jeunes de la Rue - Foyer Notre Dame</b>	Female Youth	2
<b>Salvation Army Hostel</b>	Men	11
<b>Canadian Mental Health Association</b>	Persons with Mental Illness	6
<b>Iris Addiction Recovery for Women</b>	Women Recovering from Addictions	8
<b>St. Leonard's Society Halfway House</b>	Male Federal Parolees	19
<b>Rockhaven</b>	Men Recovering from Addictions	6

Source: L'Association des Jeunes de la Rue, Salvation Army, CMHA, Iris Addiction Recovery for Women, St. Leonard's Society, and Rockhaven, 2013

Note: Salvation Army also has 15 private rooms that accommodate clients from corrections, clients who have completed Salvation Army's recovery program, clients supported through ODSP and OW, and clients who self-pay, but these rooms are not necessarily transitional in nature.

Supportive housing provides permanent affordable accommodations along with support services to address unique personal needs and conditions. A 2008 Study on Seniors Housing Options prepared for the North East Local Health Integration Network (NELHIN) identified seven locations where supportive housing is provided to

seniors<sup>9</sup> (discussed further below). In addition to supportive housing for seniors, there are four other supportive housing providers in Sudbury, one that provides services to individuals with mental illness, one serving individuals with physical disabilities, and two serving individuals with intellectual/developmental disabilities.

Table 10: Number of Beds/Units by Supportive Housing Provider, City of Greater Sudbury, 2012

Provider	Client Group	Number of Beds/Units
<b>Canadian Mental Health Association</b>	Persons with Mental Illness	<b>24 units (owned)</b> (plus <b>110</b> units where clients receive rental subsidies in market rent apartments with private/other landlords)
<b>ICAN (Independence Centre and Network)</b>	Persons with Permanent Physical Disabilities	<b>20 RGI units (owned)</b> <b>4 Market units (owned)</b>
<b>L'Arche Sudbury</b>	Persons with Intellectual Disabilities	<b>15 beds</b>
<b>Community Living Greater Sudbury</b>	Persons with Developmental Disabilities	<b>44 beds</b> <b>48 spaces in with families in the community</b>

Source: CMHA, ICAN L'Arche Sudbury, and Community Living Greater Sudbury, 2013

9 Some of this housing has also been included in the social housing stock.

In addition, there are a few community agencies that do not own their own supportive housing units or have units that are designated specifically for their clients, but provide rental subsidies for housing in

the community, including Iris Addiction Recovery, Sudbury Community Services Centre (serving individuals with developmental disabilities) and Canadian Mental Health Association.

*Additional housing and support needs were identified for individuals with mental illness, addictions, homeless youth, women and families, individuals leaving correctional facilities, individuals with HIV who have multiple barriers, individuals with physical and intellectual disabilities, victims of domestic violence who have multiple barriers, and seniors.*

## Mental Illness

It is estimated that approximately 3.0% of the population has a severe and persistent mental illness<sup>10</sup>. Individuals with severe mental illnesses are also more likely to be homeless. A survey by the Social Planning Council of Sudbury of health-related issues for homeless people showed that 36% to 51% of homeless people also experienced mental illness<sup>11</sup>. In addition, persons with mental illness remain homeless for longer periods of time and have less contact with family and friends. They also tend to encounter more barriers to employment and tend to be in poorer health than other homeless people, thus aggravating the challenges that they face.

People with a mental illness have a broad range of housing needs, which can change with circumstances and periods of high and/or crisis

need. Unfortunately, for many, the stability and security of housing is put at risk due to a lack of options, flexibility and support. Key stakeholders identified that persons with mental illness may have difficulties fitting in to the housing they are in, difficulties with the rules, as well as financial difficulties, which can all lead to housing instability. A number of key stakeholders expressed the need for additional supports and housing for persons with mental illness, including housing options in the community such as those offering room and board. A study prepared for the Canadian Mental Health Association – Sudbury Manitoulin in 2010 identified the need for an additional 350 supported and supportive housing units for persons with mental illness in Greater Sudbury and the districts of Sudbury and Manitoulin.

## Addictions

Key stakeholders think that there is a growing number of individuals with drug and alcohol addictions. There is a wait to get into addiction treatment programs, but limited housing options for individuals waiting to get into these programs. Because of the need for sobriety, these individuals are not suited for the existing shelters and without supports have significant difficulty finding and maintaining housing in the private market. Post-treatment, there are 29 addiction recovery beds for Men in Sudbury as well as a house for post-recovery where 5 men can live in a drug free environment for an additional 6 months while they look for housing. In addition, an Addiction Supportive

Housing program began in 2011, for persons with substantial addiction programs who are homeless in Greater Sudbury. It offers rent subsidies and intensive case management. Some 16 subsidies are available for bachelor and 1 bedroom housing units in the community. There is a wait to get housing through this program. Key stakeholders suggested a need for more support and housing both for those preparing for and leaving the intense addiction treatment programs (data to confirm this was not available). The need for addictions services to support Aboriginal People was also identified, but data gaps exist around the number of Aboriginal People with addictions in need of services.

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<sup>10</sup> Severe and persistent mental illness is defined in the literature as an individual who has had an episode in the past year.

<sup>11</sup> Social Planning Council of Sudbury (2006). Key Social Trends, Policy Issues and Strategies for Change in the City of Greater Sudbury 2005: A Summary Report.

### Homeless youth, women and families

Homeless youth, women and families were also suggested as being in need of additional housing and supports (Key Stakeholders and City of

Greater Sudbury, Community Plan: Homelessness Partnering Strategy, 2011).

### Persons leaving correctional facilities

Key stakeholders also felt that there was the need for more transitional housing for persons released from correctional facilities so that they do not have to depend on the peers with whom they were previously affiliated in order to have a place to stay, as this makes it difficult to escape from the life they

led prior to corrections. They were concerned that whether through pressure, necessity or addiction, the outcomes will stay the same unless the circumstances of their lives are changed. Data to substantiate this was unavailable.

### Individuals with HIV who face multiple barriers to housing

Although the outcomes for many persons with HIV have greatly improved in recent years, key stakeholders felt there should be some supportive housing for individuals newly diagnosed with HIV, as they are often members of some of the most marginalized groups including those experiencing

homelessness, addiction, and those suffering from some form of mental illness, and would benefit from stable living environments. An estimate of the number of individuals in this situation was not available.

### Individuals with physical and intellectual disabilities

Key stakeholders indicated that there are many individuals with physical and intellectual disabilities that are not able to access the supportive housing

they need in Sudbury. Waiting lists for available housing are long, and locations are not always suitable to meet their needs.

### Victims of domestic violence who have multiple barriers to housing

Sudbury's service provider for victims of domestic violence is the YWCA, which operates Geneva house, a 32 bed emergency shelter, as well as 10 apartment units which provide permanent rent-geared-to-income housing, where tenants may receive similar supports to those available to individuals in the community. Key stakeholders felt that there was a need for transitional housing

units for victims of domestic violence offering supports, particularly for single women with multiple barriers. They also felt that there was a need for similar housing for Aboriginal women who are victims of domestic violence, on a small scale (under 10 units), possibly one for single women and one for women with children. Additional analysis is required to confirm the extent of the need.

### *There are insufficient community supports for victims of domestic violence who have multiple barriers to housing*

Private market housing does not adequately meet the needs of many victims of domestic violence, for both affordability and safety reasons. Stakeholders also suggested that many also experience challenges getting into social housing. Some individuals who were previously in social housing have arrears for rents and sometimes damages, and must enter into a repayment agreement and be honouring the agreement to qualify for social

housing. There is also a mis-perception that individuals applying for social housing or Ontario Works social assistance have to be residents of Sudbury in order to qualify, resulting in challenges for these individuals in accessing social housing and Ontario Works social assistance. However, this is not the case—provincial rules state that the individual does not have to be a resident to qualify.

Key stakeholders thought that there are not sufficient supports available in social housing for victims of domestic violence with multiple barriers. They suggested a need for supports to learn life

and coping skills. The YWCA does offer some transitional support in the community, but it was suggested that additional resources are required to adequately meet needs.

### *More accessible housing is required*

The City of Greater Sudbury's Accessibility Advisory Panel Accessibility Plan estimates that there are between 24,000 and 26,000 people with disabilities living in Sudbury. Approximately 1,000 are children under the age of 15 and 1,000 are teens and young adults. Approximately 11,000 adults over the age of 65 have a disability.

Approximately  
**1,000**  
additional units of accessible housing is required

Accessible housing can be defined as housing in which the design will not impede or create barriers for persons with special needs or disabilities. Key stakeholders identified a lack of accessibility of the existing housing stock, including many low-rise apartment buildings without an elevator. Accordingly, they identified a need for additional accessible housing units to meet the needs of the growing number of persons with disabilities. Based on provincial and national figures, it is estimated

that an additional 1,000 units of accessible housing are required to meet the needs of Greater Sudbury's population with disabilities<sup>12</sup>. The need for accessible housing is anticipated to increase as the population ages, and the prevalence of disabilities increases. However, as mentioned above, social housing providers have experienced challenges renting out their modified units. As such, there is a need to better match the available units with households in need of such units. Key informants also suggested a need for a greater variety in the available accessible housing, and integration of such units in buildings and communities with a mix of accessible and "regular" housing.

It is important to note that the needs of those requiring accessible housing is quite varied, and their household income also varies, making it difficult to determine their ability to respond to their needs. More study is needed in this area to try to better quantify both the needs and the ability of households to respond to their needs.

### *Availability and suitability of housing options for seniors is a concern as the population ages*

As mentioned previously, seniors currently represent over 16% of the population, and their share of the population is anticipated to grow. The anticipated rapid increase in the seniors population means that ongoing efforts are needed to increase the supply of housing options that are most suited to the needs of this growing population. A particular concern is ensuring the availability and suitability of a range of affordable housing options for the many seniors of modest means. The

majority of community members who responded to the community survey were concerned about the lack of appropriate seniors housing options. Key stakeholders indicated that they are seeing an increase in the number of seniors with low income and special needs.

Most seniors are able to continue to live independently in private housing and prefer to age in place. Ownership is still the predominant

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12 Based on the percentage of the Canadian population with disabilities that need accessibility features that don't currently have them from the Statistics Canada 2006 Participation and Activity Limitation Survey.

tenure among seniors (70%). Some seniors look to downsize their housing to smaller ownership units, requiring less maintenance. Many community members who responded to the community survey noted that there need to be more affordable smaller units for seniors to transition to as they age. Sudbury seniors consulted as part of a *Challenges of Aging* report prepared by Friendly to Seniors felt that there is an insufficient supply of smaller affordable accommodation for seniors that would require less upkeep than their present homes. The ideal “intermediate” housing identified by the seniors was housing with 3 bedrooms (two-storey home) or 2 bedrooms (one-storey home) either as a detached unit or in a town or row house configuration; stairs that can be fitted with electric chair lifts in the two-storey homes; low maintenance; and the separation

of bedrooms and adjoining bathrooms so that two single seniors could share the home, or one could rent out the guest bedroom for extra income. The desire for 3 bedroom two-storey homes shows that many seniors are not looking to significantly downsize unless they have to for accessibility reasons. Key stakeholders consulted for this study suggested the need for additional supply of one level (two bedroom) units as well as condominium units. Developers also identified an increasing demand for smaller units, and indicated that in the future development will likely be more focused on smaller units suited to an aging population. Some companies have come up with innovative products such as linked condominium bungalow units suited to seniors who are downsizing from larger single family homes.

### *A range of age friendly accessible housing options will be required*

When they downsize, some seniors switch to rental housing. Key stakeholders felt that the majority of seniors that would be downsizing would be able to afford market rents. Some felt that as seniors age and seek rental housing there will be increased pressure on rents across the rental housing market. Sudbury seniors consulted as part of a *Challenges of Aging* report expressed some concerns about the existing rental housing stock, including that some landlords would take a long time to have maintenance issues resolved; apartment owners not under the provincial rental guidelines have raised rents significantly as Sudbury’s vacancy rate fell; and living in an apartment requires people to be independent and there are no resources generally available on site to assist with independent living. Many affordable housing situations were perceived to be transitory or unsafe and/or unhealthy. Stakeholders also noted the need for more age friendly accessible buildings.

For those with lower and moderate incomes there are 741 social housing units designated for seniors, as well as other social housing buildings that house a mix of ages. Among those seniors that were

housed in social housing in 2011, their average wait time was 1.5 years, slightly lower than the 1.7 years for non-senior singles and couples, but higher than families (8 months). Lower income seniors consulted as part of a *Challenges of Aging* report felt there were limited social housing choices available, and most indicated that they would prefer not to home share, because of the loss of independence it would bring.

Some community members who responded to the community survey noted that secondary units would provide seniors with the opportunity to downsize to the smaller units, or rent out part of their homes as a way of maintaining their current home.

Because most Sudbury seniors prefer to stay at home as long as possible, they need housing that is accessible and can accommodate individuals with mobility limitations. In some cases this can mean looking for alternative housing options, while others may seek to alter where they are currently living to allow aging in place.

### *There is a lack of awareness of available seniors support services and need for additional supports*

Among those seniors requiring supports, most prefer to receive in-home supports. However, many seniors are unaware of what, if any, services are

available for those living in their own homes and requiring assistance. The North East Community Care Access Centre administers home care services



for approximately 16,000 individuals at any one time. Seniors would like there to be one centralized place to find out about these programs. Key stakeholders consulted as part of this study also suggested a lack of awareness about available services to support seniors in their homes, including when clients are in a crisis situation. In addition to awareness of

available services, stakeholders expressed concerns about the availability of services for seniors as they age. Suggestions for additional services included home care, caregiver support, health care, recreational activities, cognitive therapies, and outreach services for palliative clients.

### *More supportive housing units/assisted living services are needed for seniors*

While many seniors would only move to a more supportive environment if they could no longer function in their home, some prefer to move to housing with less maintenance and certain specific amenities and supports. Options where supports are linked to the housing include private retirement homes, supportive housing units provided by public and non-profit housing providers, and long term care provided in facilities licensed by the Ministry of Health and Long-Term Care.

Retirement homes are comprised primarily of private facilities providing accommodation, meals and a modest range of support services. There are also some non-profit homes. Accommodation ranges from multiple occupancy rooms to full suites, with the cost of this varying from \$1,300 to \$3,000 per month. Most typically, in addition to providing accommodation, the homes provide 3 meals per day and up to 1½ hours of care, including on-site nursing/assistance with medication. Other services are often provided to residents on a cost per service basis.<sup>1</sup>

<sup>1</sup> Canada Mortgage and Housing Corporation, Retirement Homes Report: Ontario, 2008.

As mentioned above, supportive housing offers permanent affordable accommodations along with support services to address unique personal needs and conditions and is provided by public and non-profit housing providers. In general, the supportive housing referred to here is housing where residents must require some form of assistance to help them live independently. The Sudbury Finnish Rest Home is unusual because they offer a variety of tenures and services on their site. The City has temporarily allowed this provider to offer supportive housing units in one of their non-profit housing projects. Further, through the Affordable Housing Program, the City has partnered with the provider to develop

There are approximately 11 private retirement homes in Sudbury, offering approximately 750 beds/suites (Source: North East LHIN, Seniors Housing Options Study, 2008). Unfortunately, limited published data is available on the number of retirement home beds/suites in communities across the province, so we are unable to provide a sense of whether Sudbury is underserved or not.

Table 11: Retirement Home Beds/Suites, City of Greater Sudbury

Provider	Beds/Suites
Copper Cliff Manor	28
Golden Years Retirement Home	12
Hillside Park Retirement Residence	69
LaSalle Residence	80
Meadowbrook Retirement Village	90
Palambro Retirement Home	30
Red Oak Villa	75
Southwind Retirement Residence	80
The Breezes Retirement Residence	95
The Walford	95
Westmount Retirement Residence	95

Source: North East LHIN, Seniors Housing Options Study, 2008

an 82 unit project which also offers dedicated supportive housing units. That particular project also offers an optional service package for seniors who are not ready for full support services but require some form of assistance to help them live independently. The City has also entered into a temporary agreement with the Ukrainian Seniors project to allow for supportive housing units. The arrangement is under review to determine the impact on the overall wait list and the availability of on-going support service funding.

The following table shows the number of supportive housing units in Sudbury.

Table 12: Supportive Housing Units for Seniors, City of Greater Sudbury

Provider	Number of Units
<b>Sudbury Finnish Rest Home Society Inc.</b>	46
<b>Additional units to be produced through partnership with City's Affordable Housing Program</b>	82
<b>Ukrainian Senior Citizens' Complex of Sudbury Inc.</b>	25
<b>Investment in Affordable Housing Project in Walden (under construction)</b>	16

Source: North East LHIN, Seniors Housing Options Study, 2008

The NE LHIN's *Seniors Housing Options* study (2008) identified a gap in the supply of supportive housing for seniors. It identified a current need ranging from approximately 700 units to almost 1,300 units. By 2031 demand could be between 1,000 and 1,800 units.

Since the time of that report, LHINs across Ontario have introduced, what they are calling, Assisted Living Services for High-Risk Seniors. This program is designed to assist frail or cognitively-impaired seniors who do not need 24 hour nursing care and can reside at home with support; however, their care requirements cannot be met solely on a scheduled visitation basis. This program provides a combination of personal support and homemaking services, security checks or reassurance services, and care coordination. Services are available around the clock, on a scheduled and as-needed basis.

Services are provided to clusters of clients in their own homes within a geographic service area designated by the LHIN as a "hub", or to clusters of clients in apartment buildings. Clustering of clients provides an efficient and effective means to provide long-term care that helps to keep people

independent and prevent/delay institutionalization. Staff providing services operate from a location in the centre of the "hub" which allows them to get to the client quickly in an emergency<sup>1</sup>.

The supply of supportive housing units for seniors listed above are included in the LHIN's Assisted Living Services for High-Risk Seniors Program.

Moving forward, the NE LHIN has indicated that it plans to meet the need for supportive housing for seniors identified in the 2008 study both by providing Assisted Living services in private homes and in supportive housing operated by public and non-profit housing providers. However, it should be noted that there are some challenges with offering Assisted Living services in private homes in Greater Sudbury because of the rural nature of much of the City, creating challenges getting enough clients in a sufficiently small area to make it economically feasible for staff to operate from a location in the centre of the "hub".

1 Ministry of Health and Long Term Care Website  
[http://www.health.gov.on.ca/en/public/programs/ltc/13\\_housing.aspx](http://www.health.gov.on.ca/en/public/programs/ltc/13_housing.aspx)

The need for additional supportive housing or assisted living programs for seniors was echoed by key stakeholders consulted during this study. Stakeholders also indicated that hospitals have greater challenges finding housing for some seniors when they are being discharged because they gave up their housing when they went into hospital. They suggested a need for additional education to individuals and their caregivers about not giving up their housing when they go into

hospital, because they may be able to be supported in their home. Stakeholders also suggested that the capacity of existing supportive housing for seniors is not sufficient to address the needs of those with higher levels of need, such as the Alternative Levels of Care population in the hospital. The need for transitional housing for seniors recovering from injury or illness, outside of an institutional setting was also identified as a need by key stakeholders.



### *There is a significant waiting list for long term care*

Long-term care is provided in facilities licensed by the Ministry of Health and Long-Term Care and funded by the North East LHIN. Long-term care homes provide private, semi-private and multiple-occupancy rooms for seniors and others in need of long-term care (including some younger persons with high physical needs), together with meals and a wide range of supportive services including nursing care and supervision. Licensed long-term care homes can be owned and operated by municipalities, non-profit agencies (charitable or non-charitable) or private sector operators.

In general, long-term care homes offer higher levels of personal care and support than those typically offered by retirement homes or supportive housing.

Long-term care homes represent a highly important and carefully regulated segment of seniors' housing options in the North East LHIN and indeed, across

Ontario. In the Sudbury-Manitoulin area (City of Greater Sudbury, and Districts of Sudbury and Manitoulin) there are 1,639 long-term care home beds. Compared to the number of seniors in the area, the Sudbury-Manitoulin area has a similar number of long-term care homes than other areas in Northeastern Ontario.

As of April 2013, there were 810 people waiting for placement in a long-term care home, including 399 who are already placed in a long-term care home and awaiting their first choice, and 411 who are waiting for initial long-term care home placement. On average, 46 people move into a long-term care home in a month. The fees for basic or standard accommodation is \$1,674 per month, although subsidies are available for individuals in basic accommodation who cannot afford to pay these rates.

### *Aboriginal persons are among the groups challenged by the limited availability of suitable affordable housing*

The Aboriginal population is growing faster than the general population - from 1996 to 2011, the Aboriginal population of Greater Sudbury grew from 4,470 persons to 13,410 persons. This represents a 200% growth in population. While a growing Aboriginal population is consistent with other communities, the rate of growth in Sudbury is particularly high. Many Aboriginal people are experiencing unemployment and low incomes. As a result, there are a growing number living in inadequate housing or at risk of becoming homeless. Similar to other low income groups, the main housing issue is the lack of sufficient adequate affordable housing units. Many Aboriginal individuals on Ontario Works, similar to others with low incomes, end up living in rooming houses that are substandard (in terms of health and safety) and inadequate. For Aboriginal (any other low income) women, it is even more challenging to find adequate affordable housing as most rooming houses will not house women, or are unsafe.

There are long and growing waiting lists for affordable housing for Aboriginal individuals and families in downtown Sudbury offered by Native People of Sudbury Development Corporation. Native People of Sudbury Development Corporation operates 95 affordable units within Sudbury and has a waiting list of 53 active applicants (13 one bedroom, 27 two bedroom, 12 three bedroom and 1 four bedroom) and another 58 applications are being processed (outstanding documentation is required from many of these applicants). Last year's turnover was 23 units, while 2011 was 17, suggesting a two to three year average wait for housing. Native People of Sudbury Development Corporation is seeing their demand for affordable Aboriginal housing changing. The greatest demand a few years ago was for larger family units, but now the greatest demand is for smaller units for singles and smaller families. They are also seeing an increasing number of single mothers with children and youth households seeking housing.

In contrast, Ontario Aboriginal Housing Services, which recently developed a 24 unit affordable housing development in the Valley East part of Sudbury currently has 6 vacant units. Some

key stakeholders suggested the the location is a challenge for Aboriginal people to move to these units, given the limited transportation in the area.

### *Concerns about the availability of affordable accommodations for students with expanding post secondary institutions*

There are four post secondary institutions in Sudbury. Some students attending these institutions are local, but many are from elsewhere. While the institutions offer some housing, the majority of students' housing needs are met in the community. Post secondary institutions in Sudbury are expanding, and with this the demand for student accommodation is expected to increase. For example, Laurentian is locating a new school of architecture in downtown Sudbury beginning

in the Fall of 2013. The first cohort will have 70 students, and the school is anticipated to have a full complement of 400 students in the Fall of 2017. Some community members who responded to the community survey for this study expressed concern about the availability of affordable accommodation to meet the increasing demand. Some suggested the need for more student housing downtown in particular.

Table 13: Post Secondary Institution Accomodations and Enrollment, 2011

School	Number of Residence Units	Full-Time Enrollment 2011
Laurentian University (including University of Sudbury, Huntington University, and Thorneloe University)	1,283	6,741
Cambrian College	677	4,500
Collège Boréal	138	1,450

Source: Laurentian University, Cambrian College, Collège Boréal; 2013

### *Individuals with low incomes and special needs may experience discrimination in the private rental market*

Key stakeholders suggested issues with stigmatization and discrimination of low income and special needs groups in renting in the private market. If some landlords find out a prospective tenant receives social assistance, has mental

health/addiction issues, or is Aboriginal, they often will not rent to those individuals. Some community members also suggested that some landlords are discriminating against certain tenants, especially Aboriginal people and families with children.

## 3.7 Housing Affordability

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. It also supports the provincial goal to enhance the quality of life for citizens of Ontario.

The Statement has its authority through the Planning Act and impacts on the CGS Official Plan and its implementation. It requires that all decisions affecting planning matters shall be consistent with policy statements issued under the Act.

The Statement defines Affordable Housing as being:

a) In the case of ownership housing, the least expensive of:

1. Housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or
2. Housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market;

b) In the case of rental housing, the least expensive of:

1. A unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate households; or
2. A unit for which the rent is at or below the average market rent of a unit in the regional market area.

The Statement defines low and moderate income households as being:

a) In the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the regional market area; or

b) In the case of rental housing, households with incomes in the lowest 60th percent of income distribution for renter households for the regional market area.

Local figures which meet the Statement's definition are provided below. The Statement provides two calculations for each housing group. These are broken down as follows:

Beginning with ownership housing:

a) Based on 2010 income statistics from the 2011 Census, the 60th percentile income for all households is \$77,333. At this income level, the Study identified a \$330,600 home as being affordable; OR

b) Using the 2010 average resale price of \$221,700, less 10%, the affordable purchase price would be \$199,500. Assuming a 10% down payment and principal & interest at 1% below the 5 year average of the 5 year rate, and property taxes of 1.2% of the house value, an income of \$46,700 would be required to support the purchase of the home.

As the Statement calls for using the lower of the two calculations, an affordable home in the CGS would have a price of \$199,500 or less. Based on income data, without additional equity, approximately 36% of households had incomes in ranges that would require affordable ownership housing.

For 2012, 10% below the average resale price would again be used for the calculations, and an affordable home would have a price of \$216,270 or less. It is estimated that 37% of households have incomes in ranges that would require affordable ownership housing. It is interesting to note that approximately 37% of all housing sold below that price in 2012.

For renters, using the Statement's definition we have the following:

a) Based on 2010 income statistics from the 2011 Census, the 60th percent income for renters is \$40,000. At this income level, a rent of \$1,000 is affordable; OR

b) The 2010 average CMHC rent is \$773. An income of \$30,900 would be needed to support average rent.

As the Statement calls for using the lower of the two calculations, an affordable rental unit in the CGS would have a rent of \$773 or less a month. Approximately 49% of renters had incomes in ranges that would require affordable rental housing.

For 2012, the average rent would again be used for the calculations. The 2012 average CMHC rent was \$838 in 2012. An income of \$33,500 would be needed to support the average rent. Approximately 50% of renters have incomes in this range.

While the affordable rent is \$838, for new affordable rental housing to be viable, developers would generally require rents above \$1,000 (also known as the economic rent). This points to the challenge for the private market generating a sufficient supply of affordable rental housing. There is a need for subsidies or incentives to bridge the gap between the economic rent and affordable rent to support the creation of new affordable rental housing. A number of developers interviewed indicated that they would be interested in developing affordable housing if incentives were available to bridge the gap between economic rent and affordable rent.

Senior government funding is a key element to bridging this gap, but the municipality also has a role to play. This could include providing incentives such as waivers or grants in lieu of planning and building fees and development charges and property tax reductions. This may also include providing surplus municipal land at discounted prices for affordable housing, or using planning tools such as permitting alternative development standards for affordable housing, or offering the developer more height or density in exchange for a portion of the units being affordable housing.

### *While the available statistics are dated, a significant portion of renters are in core housing need*

According to CMHC, a household is said to be in core housing need if its housing falls below at least one of the adequacy (housing reported by their residents as not requiring any major repairs), affordability (dwellings that costs less than 30% of total before-tax household income) or suitability (housing that has enough bedrooms for the size and make-up of resident households, according to National Occupancy Standard (NOS) requirements), standards and it would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable.

In 2005 there were 5,120 renters in core housing need representing 25.0% of all tenant households. This share is down from 33.7% in 1995 and 28.1% in 2000. The proportion of Greater Sudbury renters in core need is lower than on average for the province. Among owners, only 1,195 or 2.8% were in core need. Similarly, this was down from 5.1% and 4.7% in the previous census years. Data on core housing need is not yet available from the 2011 Census. However, it is anticipated that the percentage of households in core housing need has increased slightly since 2006 based on available 2009 data for urban areas in Ontario.

### *Households led by youth 25 years old and under had the most pronounced affordability issues. This was followed by Aboriginal led households, immigrants and seniors, while singles and lone parent families were somewhat more likely than Greater Sudbury residents on average to be experiencing an affordability issue*

In 2010 owners in the Sudbury CMA compared favourably, in terms of affordability, to those across the province as a whole as 49.5% were spending less than 15% of income on shelter. This compared to 42.2% in Ontario. An additional 35.0% spent between 15% and 29% (35.9% provincially). Another 9.6% spent between 30% and 49% (12.1% provincially) and some 5.2% (8.5%) had housing costs taking 50% or more of gross income. In total, 14.8% of Greater Sudbury owners had an affordability concern (spending 30% or more of gross income on shelter) versus 20.6% in Ontario. This proportion is up from 12.0% in 2005 for Greater Sudbury.

In 2010 only 11.7% of one family households were spending 30% or more on principal, interest and taxes, and of these just 3.6% spent 50% or more. This rises to 23.5% for lone parent families, including 8.6% over 50%. Among non-family households 27.6% reported an affordability concern and of these 11.6% were in the 50% or more of income situation. This was most prevalent among singles (28.0% and 11.6%) while two or more person non-families had an affordability issue in 24.0% of cases with 11.5% spending half of their income on shelter.

## *Affordability is an issue for a significant number of renters*

Renters also compared favourably to those in Ontario in 2010, as 20.5% spent less than 15% of gross income on rent as compared to just 18.7% provincially. This rises to 40.5% paying between 15% and 29% (39.0% provincially). Compared to owners, however, tenant households in both jurisdictions reported more affordability issues, as 22.5% (22.5%) spent between 30% and 49% on rent and 16.5% (19.8%) were paying 50% or more on shelter. In total, some 39.0% of Greater Sudbury tenants and 42.3% provincially, recorded an affordability problem.

Of one family tenant households, 27.5% reported an affordability concern in 2010; of these 8.8% spent 50% or more on rent. This rises to 37.1% among lone parent families, with 13.1% spending 50% or more.

In non-family households, close to half (47.6%) were spending 30% or more with some 22.2% laying out 50% or more of their gross monthly income on rent. This rises to 48.7% among one person (single) households including 22.9% spending half or more of their income on rent.

Accordingly, as a result of the higher levels of problems among non-family and lone parent households, affordability concerns tend to decrease as household size increases. In 2010, fully 39.9% of all one person households were spending 30% or more. This drops to 17.5% for two person households, 17.4% for three person units, 11.6% among four person households and 13.0% in five person units before rising to 11.0% in households of six persons.

## *Rental affordability largely a concern for households with incomes less than \$30,000*

Of the 15,210 households spending 30% or more in 2010, 5,445 or 35.8% were in the lowest income decile. Another 4,125 (27.1%) were in the second and 2,315 (15.2%) were in the third. These lower 30th percent of incomes accounted for 78.1% of affordability problems, down from 83.0% in 2005. The fourth to sixth deciles represented an additional 18.4%, and the remaining seventh to tenth just 3.4% of households paying 30% or more of gross income on shelter.

In 2010, the 7.5% of renters with household incomes under \$10,000 (affording a rent up to \$250) and the 21.8% of renters with household incomes between \$10,000 and \$19,999 (supporting rent of \$251 to \$500) could not afford average 2010 rents in the Sudbury CMA. Most of those 18.4% of renters in the \$20,000 to \$29,999 (rent of \$501 to \$750) range could afford bachelor and one bedroom average rents of \$510 and \$688 respectively. Above \$40,000 in income, tenant households had access to all unit sizes including two bedrooms with an average rent of \$840 and three or more bedrooms with an average rent of \$923. Only some tenant households earning between \$30,000 and \$39,000 could afford two and three bedroom units.

In 2010 among tenants, 45.6% were in the lowest income decile, 35.6% were in the second and

15.3% were in the third. These lower 30th percent of incomes accounted for 96.5% of affordability problems, up from 94.5% in 1995. The fourth to sixth deciles represented the remaining 3.5%. For owners, 55.5% of affordability problems were recorded in the lower three deciles, up from 59.1% in 2005. The fourth to sixth deciles contributed 36.8% and the remaining top 40% of households by income just 7.7%.

Senior led households have seen their position improve steadily since 1995 when 27.4% reported an affordability issue. This dropped to 26.2% in 2000, 23.5% in 2005 and 20.8% in 2010. This is true among younger households as well. However, their situation remains dire as the majority continue to have an affordability problem. While the share spending 30% or more has dropped from 67.5% in 1995 to 57.9% in 2000 to 53.9% in 2005, it still stands at 51.4% in 2010.

Among recent immigrants the trend has been more volatile and reflects a smaller base of households in this category. This stood at 48.9% in 1996 before falling to 28.6% in 2000. In 2005, however, this had gone back up to 36.8% and then it dropped again to just 9.1% in 2010 as 15 of 165 households were in this situation.



As with youth and seniors, the share of Aboriginal led households with affordability issues has also declined. This stood at 48.5% in 1995, dropping to 35.7% in 2000, 32.5% in 2005 and finally 28.8% in 2010. Similarly, for those with at least one member reporting activity limitation, the proportion of households spending 30% or more dropped from 34.1% in 1995, to 32.1% in 2000, to 28.7% in 2005, and to eventually stand at 28.1% or 3,280 of 11,690 in 2010.

Finally, there continues to be a clear distinction between male and female led households. In 2010 29.2% of female led households reported an affordability issue as compared to just 18.2% for males. The situation has, however, improved for women as this was as high as 39.9% in 1996 and 32.2% in 2005. For males the environment had got better initially, with affordability problems declining from 20.1% in 1995 to 14.4% in 2005, but affordability for this group worsened to 18.2% in 2010.

### *Key stakeholders and community members suggested that the lack of quality (meaning safe and healthy) affordable rental housing is an issue*

Concerns were frequently raised that low income households and younger households are having difficulty securing adequate affordable rental housing, meaning affordable rental housing that meets health and safety requirements. Nearly all community members who provided input through the community survey stated their main concern

regarding housing was the lack of accessible affordable housing. Key stakeholders felt that those units that are affordable are often substandard. It was also felt that affordable units are also often located in isolated locations and areas with few amenities and supports.

### *Ownership housing affordability has declined in recent years, but lower mortgage rates have moderated the impacts on affordability*

For the most part, incomes have failed to keep pace with ownership housing price increases in recent years. An analysis of home sales data showed that a substantial portion of the housing stock was affordable to households with incomes as low as the second decile in 2005 (30% of all home sales were affordable to the households with the lowest 20% of incomes). In 2012, only 6% of home sales were affordable to this group, showing a strong decline in the ability of households at the lower end of the income spectrum to enter the homeownership market. In 2005 another 29% of home sales were affordable to households between the second and third deciles, whereas in 2012 another 18% were affordable to this group. While affordability has eroded in all housing types, condominium units

in particular have seen the strongest movement up the income spectrum. All of the condominium units sold in 2005 were affordable to households with incomes between the second and third decile. In 2012, only 32% were affordable to this income group, another 23% were affordable to the next decile. Interestingly, in 2012 a larger percentage of condominium units were targeted at households with incomes towards the upper end of the income spectrum than freehold single detached, semi-detached or townhouse units.

Some community members responding to the community survey commented that home ownership is out of reach for many households.

Table 14: Affordability of Ownership Housing by Income Decile, Greater Sudbury, 2005 and 2012

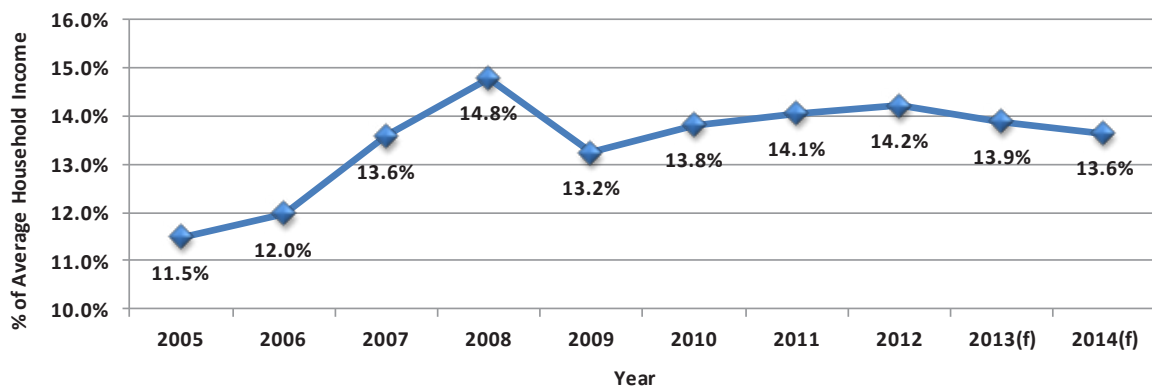
Income Decile	Single Detached Units		Freehold Semi Detached & Townhouse		Condominium Units		Total	
	2005	2012	2005	2012	2005	2012	2005	2012
Up to Decile 1	7%	1%	14%	5%	0%	0%	7%	1%
Decile 2	22%	5%	34%	8%	0%	0%	23%	5%
Decile 3	28%	17%	37%	29%	100%	32%	29%	18%
Decile 4	19%	23%	11%	38%	0%	23%	18%	24%
Decile 5	11%	24%	3%	19%	0%	5%	11%	23%
Decile 6	6%	16%	0%	2%	0%	14%	6%	15%
Decile 7	3%	8%	0%	0%	0%	5%	3%	7%
Decile 8	2%	3%	0%	0%	0%	18%	1%	3%
Decile 9	1%	2%	0%	0%	0%	5%	1%	2%
Decile 10	0%	1%	0%	0%	0%	0%	0%	1%

Source: Municipal Property Assessment Corp (MPAC), Prepared by the Community & Strategic Planning Section, City of Greater Sudbury

At the same time as house prices increased, mortgage interest rates fell. While ownership affordability has declined since 2005 due to increases in house prices, lower mortgage rates have moderated the impacts on affordability. The estimated mortgage carrying cost on the average

home in Sudbury was 11.5% of average household income in 2005, but based on the rise in average income in 2010 and the change in average weekly earnings from 2010 to 2012, this has risen to 14.2% in 2012.

Figure 7: Mortgage Carrying Costs, City of Greater Sudbury, 2005 - 2014 (forecast)



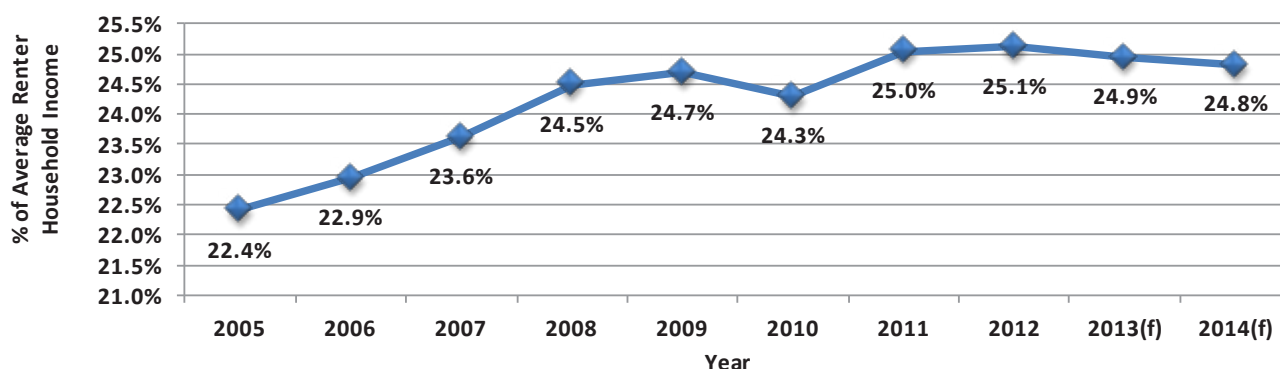
Source: Statistics Canada Census, 2006 and 2011; CMHC Housing Now Reports, 2006-2013; SHS Calculations. SHS Calculations for mortgage is based on a 25-year amortization period, 10% down payment and 1% below the 5 year posted fixed mortgage rate



From 2005 to 2010, median incomes have grown by 13.6% and average incomes have grown by 12.7% to stand at \$62,481 and \$76,772 respectively. Over the same period, the average resale price rose by 65% to \$221,700 while new single detached homes grew by 44.3% to stand at \$360,289 in 2010.

By contrast, rental increases have been more modest. Average rents required 22.4% of the average renter household's income in 2005, and based on the rise in average income in 2010 and the change in average weekly earnings from 2010 to 2012, required 25.1% in 2012.

Figure 8: Affordability of Rental Housing, City of Greater Sudbury, 2005 - 2014



Source: Statistics Canada Census, 2006; CMHC Housing Now Reports, 2006-2013

### *Utility costs have been increasing and are anticipated to continue to escalate*

Utility/energy costs have risen much faster than incomes over the past several years, (with significant increases between 2004 and 2012), resulting in an escalation of 36.5% between 2004 and 2012 (4.6% per year). The impacts of the rising energy costs are most pronounced in the older housing stock because of lower energy efficiencies in this stock. Older stock also tends to be more affordable, and so increasing utility costs are more likely to impact lower income households. Among rental housing, in some units utilities are included in rent, while in others they are not. Depending on the building,

some social housing tenants receiving RGI pay their own utilities. In these situations, an allowance for utilities is factored in the calculation of the rent to be paid by the tenant, but often the allowance is insufficient to cover the full cost of utilities, creating financial strains on these tenants. The allowances for utilities paid by RGI tenants have from time to time been adjusted, but have not kept pace with the rising utility costs, and this issue is anticipated to continue to grow as utility costs continue to increase in the future.

### 3.8 Meeting Housing Projections

*New housing construction has shifted slightly towards multiple unit dwellings and rental housing, which is consistent with the City's housing targets*

New housing has shifted more towards multiple unit dwellings for the past four years, consistent with the policies in the Official Plan. Single detached housing represented between 50% and 64% of the new housing units between 2009 and 2012, whereas between 2005 and 2008 it represented between 86% and 96% of the housing starts. In 2012 the Sudbury CMA saw 536 housing starts of which 294 (55%) were freehold single detached and 48 (9%) freehold semi-detached. There were also 15 condominium semis or rows built (3%) and 32 (6%) apartment condos. A total of 147 rental starts were made comprised of 133 (25%) apartments and 14 (3%) singles, semis or row units.

*New construction of 536 homes in Greater Sudbury in 2012 created 690 jobs in Ontario (total person years)*

The housing mix constructed in the recent past (past four years) has generally been in keeping with the unit mix targets established in the Official Plan (50-60% single detached, 15% semi-detached and row housing, and 25-35% apartment dwellings.) Prior to 2009, development was heavily weighted towards single-detached units.

*Government assistance has been needed to help meet the City's housing targets for affordable housing*

In 2012, affordable rental housing in Sudbury refers to units with rents less than \$838 per month, and affordable ownership housing refers to units priced less than \$216,300, based on the definitions established under the Provincial Policy Statement (2005). It is challenging for the private market to produce new housing at these levels. This has particularly been the case in the past few years. The year 2006 was the last time more than 15% of new housing units sold for under \$200,000. Since then

these units have represented 1% less of the new housing stock. Units priced between \$200,000 and \$250,000 also dropped considerably, from 20% in 2007 and 11.7% in 2008 to generally less than 5% since that time. New rental housing units have been able to come in at affordable levels, but only with government assistance. The approximately 300 units of rental housing produced through the Canada-Ontario Affordable Housing Program have had rents below average market rents.

*The City's existing housing targets continue to be appropriate for the City moving forward*

Based on current tenure patterns by age, the natural increase population projection scenario shows a demand for 32% of units to be rental dwellings in 2026. This suggests a need to continue to produce rental housing in the future.

Based on existing tenure projections, income distribution, and affordability, the City's existing

housing targets continue to be appropriate for the City over the next ten years. However, given the limited ability of the private sector to produce housing that meets the affordable housing definition, it will be a significant challenge to meet the affordable housing target without some form of subsidization.

### *There has been a limited number of demolitions and conversions over the past ten years*

From 2001 to 2011 there were 480 dwellings demolished in Greater Sudbury. These included 342 single family, 32 two family and 106 multi-unit homes. The loss of rental units is of greatest concern as the market is typically more responsive to demand for ownership housing. From 1995

to 2003 there were 94 units demolished and 125 dwellings converted to other uses. Most of these demolitions (82) and conversions (54) occurred in Sudbury. There has only been one application to convert rental housing units to condominium units since 2005.

### *Inventory of Designated and Available Lands for Residential Development*

The Provincial Policy Statement requires that municipalities maintain a minimum of 3 years of supply in lands that are suitably zoned to facilitate residential intensification and in land that is in draft approved or registered plans. Municipalities are also required to maintain a minimum 10 year supply of lands that are designated and available for residential development. Along with these minimum requirements is the 20 year limit that is placed on the land supply by the PPS.

Based on the High Growth Scenario, there is an approximate 43 year supply of residential lands in all of the required categories within the City

to meet projected demand. This includes a 5 to 7 year supply of residentially zoned vacant lots in the settlement areas, a 17 year supply of draft approved plans of subdivision and condominium along with approved site plans and a 20 year supply of lands that are designated for future residential development.

Based on the above, the City of Greater Sudbury meets and exceeds provincial land supply requirements and has sufficient land to meet housing demand in the short, medium and long term.

### *The City appears to have sufficient total development potential to meet needs over the projected timeframe, but may need to confirm sufficient zoned lands for medium and high density housing*

With a maximum of 8,050 new units projected to be required by 2031 under the Hemson reference projection scenario (2013), it would appear that the City of Greater Sudbury generally has sufficient development potential to meet its overall unit needs during this timeframe. Of these, 2,720 are to be apartment units (33.8% of all units projected). Under the high projection scenario, there were 11,400 units projected for 2031, 3,660 of which are to be apartment units (32.1% of all units projected). As of 2013, there were 2,626 multi-residential units that were draft approved, under review, and under

site plan, indicating that the City should be able to meet its multi-residential needs by 2031. These 2,626 multi-residential units comprise 29.8% of all units that were draft approved, under review, and under site plan, which falls within the City's targets for higher density housing (25-35% apartments) but is slightly lower than the shares projected under both projection scenarios. With the increasing demand for apartments noted in this report and the Hemson report, the targets for higher density housing will most likely increase, as will the number of proposed multi-residential developments.

### *New multi-residential developments often face community opposition*

Key stakeholders identified that new multi-residential developments often face community opposition. Some also expressed concern that in

the face of concerns from local residents, Council has often been accommodating to residents' concerns.

## 4.0 PRIORITY AREAS AND ISSUES

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The analysis of housing demand and supply and consultation with key stakeholders identified the following priority areas and issues:

### 1 There is a need to improve housing options across the housing spectrum

*The existing housing stock that is more affordable is aging and in poorer condition, particularly the rental housing stock, resulting in a lack of safe, affordable housing for people on fixed incomes*

*There are a number of challenges with the existing social housing stock that must be considered when planning social housing to meet future demands*

*There is an insufficient supply of accessible housing units and buildings*

*There is limited diversity in available housing options that are suitable for seniors looking to downsize*

*There are limited housing options offering room and board*

*Students will demand additional affordable accommodation as post secondary institutions expand*

*New multi-residential developments often face community opposition*

### 2 There is a need to improve housing access and affordability for individuals and families with low incomes

*Some low income households require financial assistance to maintain their housing, but particular groups are experiencing challenges accessing the social housing or financial assistance they require, such as Aboriginal persons, victims of violence, persons with disabilities, and seniors*

### 3 There is a need to strengthen approaches to preventing homelessness, increase the diversity of emergency shelter options, and support individuals with multiple barriers in obtaining and maintaining their housing

*Some elements of the homelessness prevention approaches used in the community require strengthening*

*The existing emergency shelters do not meet the diverse range of needs*

*There are insufficient supports to assist homeless individuals with multiple barriers in obtaining and maintaining their housing*

### 4 There is a need for additional supportive services coupled with permanent housing

*There is a lack of awareness and availability of supports to tenants with special needs, and support and assistance for landlords in managing these tenancies*

*There is a gap in the availability of housing and supports for a range of special needs groups*

*There is a lack of awareness of available seniors support services and need for additional housing and supports*

*There are a number of barriers to accessing housing, services and supports, including lack of knowledge of available resources, location of services, transportation, and discrimination*

### 5 There is a need to improve coordination, collaboration, and partnerships among a broad range of stakeholders

*Greater coordination and collaboration among a broad range of stakeholders involved in housing and homelessness is required to improve effectiveness of the local housing system*

### 6 There is a need to monitor and report on progress towards meeting the City's housing and homelessness objectives and targets

# 5.0 POLICY DIRECTIONS AND OPTIONS

## Context

In the last eight years, the City and its community partners have carried out extensive work related to housing and homelessness in the community. A Housing Background Study was undertaken in 2005 to examine the housing needs in Greater Sudbury and to identify policy directions and options to be incorporated into the Official Plan to address the housing issues that were identified. Essentially, all of the policy options identified in the 2005 Housing Background Study were incorporated into the City's Official Plan. A Healthy Community Strategy (2005) was also prepared at this time, and relevant policies were also incorporated into the Official Plan.

In 2006, the City prepared an Affordable Housing Strategy to ensure strategies were in place along the full housing continuum which facilitate citizen access to affordable housing. It was meant to complement the Official Plan and provide a reference point for the many policies and programs impacting the local housing market. The Affordable Housing Strategy was reviewed as part of the process of developing the Housing and Homelessness Background Study. The strategies identified in the Affordable Housing Strategy remain important strategies for the City to continue to support and pursue moving forward. The policy directions and options in the Housing and Homelessness Background Study are meant to be pursued as part of and in tandem with the strategies in the Affordable Housing Strategy.

A Housing First Strategy was prepared in 2008 outlining the approach the City and community partners are taking to ending homelessness. The approach centers on providing people who are homeless with housing as a first step and then providing support services as needed. The Housing First Strategy also describes the implementation of the Housing First System.

In 2009, the Social Planning Council of Sudbury prepared an Action Plan to End Poverty. Community Plans have also been prepared in 2007 and 2011 in response to the requirements of the federal government's homelessness funding initiative, the Homelessness Partnering Strategy. The Community Plans identified information about the current situation and issues related to homelessness and priorities for the next few years. In particular they identified plans for distribution of the Homelessness Partnering Strategy funding allocation to achieve these priorities.

All of this work provides a strong policy base to help address the City's housing and homelessness issues and meet provincial requirements related to planning for housing and homelessness.

## Policy Requirements

A key element of this study is the development of policy directions and options. This includes directions and options for housing policies to be incorporated in the Official Plan and directions and options to address the requirements of the Housing Services Act related to Housing and Homelessness Plans.

Of particular importance in the development of these policy directions and options is the required changes resulting from the recently amended Planning Act to require municipalities to establish policies that authorize the use of second residential units in detached, semi-detached and row houses, as well as in ancillary structures without requiring that they go through a re-zoning process. Discussion of policy considerations to fulfill these requirements can be found in Appendix A.

Appendix D provides a review of the policies in the current official plan compared to some of the key priority areas and identifies areas where changes to the official plan policies could be made to further support the priority areas.

Also of particular importance is the development of policy options to address the requirements of the Housing Services Act related to Housing and Homelessness Plans. The Housing Services Act, among other things, recognizes the goal of Ontario's Long-Term Affordable Housing Strategy (LTAHS) to consolidate Ontario's housing and homelessness programs to give municipalities more flexibility in addressing their local needs. Based on this goal, one of the new requirements under the Housing Services Act is for Service Managers to prepare and adopt 10 Year Housing and Homelessness Plans to ensure a coordinated approach to delivering a system of housing and homelessness services. These plans are to include strategies to reduce gaps, set targets, increase awareness and access to affordable/safe housing, implement measures to

prevent homelessness, and include the non-profit and private sectors in planning. In accordance with Provincial requirements, the Plans must:

- Assess the community's current and future housing and homelessness needs
- Establish objectives and targets to meet local needs
- Describe the measures proposed to meet the objectives and targets
- Set out performance measures that will show how objectives and targets will be measured

Further, Service Managers are required to ensure that their Plans address all matters defined as Provincial Interests in the Housing Services Act and the Ontario Housing Policy Statement.

Appendix E provides a matrix outlining the provincial requirements and provides an overview of the extent to which previous work on housing and homelessness in the City of Greater Sudbury and work on this study (prior to policy identification) addresses these requirements. The matrix also identifies gaps in meeting these requirements and areas where policy directions and options need be identified through this study to address the requirements.

The analysis shows that the City's existing plans strongly contribute to meeting the provincial requirements. To fulfill the requirements, there is a need for objectives and targets to address the key issues as well as measures (policies or strategies) aimed at meeting the objectives and targets. There is also a need for measuring progress towards meeting the targets. Suggested objectives and policies aimed at meeting the objectives have been provided in the following section. The Province is currently developing performance measures. These are likely to become the standard across the province.



## Policy Directions and Options

Six priority areas have been identified below based on the key issues. Objectives as well as policy options/strategies have also been identified to support each option. Together, it is expected that these policies will make a strong contribution to meeting the housing and homelessness needs in the City.

### 1 There is a need to improve housing options across the housing spectrum

#### *Objective: Improve and maintain the existing housing stock*

- Develop a strategy to improve compliance with safety and property maintenance standards. This may include:
  - Investigating the potential for implementing a strategy to audit and enforce maintenance of rental properties in greatest need
  - Linking rental assistance to property standards to incentivise landlords to maintain units
- Devote a portion of future affordable housing funding allocations from senior governments to rental housing repairs
- Undertake long range planning related to the social housing portfolio, including:
  - Developing a strategic asset management plan for the social housing portfolio
  - Undertaking sustainability planning to help mitigate the looming step down of federal funding for social housing
- Working with Greater Sudbury Housing Corporation to conduct a regeneration scan of its stock (an analysis of building conditions, future capital demands, potential revitalization and redevelopment opportunities), and explore opportunities to enhance/increase the supply of affordable housing by leveraging land and equity in the public portfolio
- Providing ongoing training and support for non-profit housing providers with building condition assessments, capital works and software, energy conservation and energy efficiency improvements, analysis of expiry of operating agreements and long range financial plans, and apply lessons learned from regeneration scan of Greater Sudbury

#### *Objective: Improve the accessibility of new housing and full utilization of existing accessible housing stock*

- Continue to work with community-based accessibility organizations to disseminate information about the need for and way to provide barrier-free housing. This may include:
  - Developing and disseminating guidelines for barrier-free housing
  - Distributing information on funding opportunities to promote universal accessibility
- Incorporate accessibility and energy efficiency standards into all housing supply initiatives/programs
- Develop a detailed inventory of modified social housing units (outlining and providing pictures of the specific accessibility features of each of the buildings and units) to facilitate information sharing about the available modified housing stock and appropriate matches between the housing and tenants

- Collaborate with housing providers, support service providers, and the CCAC, to develop a protocol for referrals for modified social housing units
- Devote a portion of future affordable housing funding allocations from senior governments to mobility modifications to homes

### *Objective: Increase the diversity of available housing options*

- Work with other stakeholders to disseminate information on the range and variation in seniors needs and the types of options that could be created to address their needs (including home adaptations (ie aging in place); secondary suites, rental apartments with supports, accessible condominiums, accessible “age friendly” bungalows (singles, semis, links), unlicensed retirement homes). This may include:
  - Partner with CMHC and various seniors associations to conduct annual workshops/seminars to provide information to the development community about changing demographics and the options available for meeting seniors needs
- Consider requiring all post-secondary institutions to develop a housing plan for their student population as a prerequisite for planning approval (where an official plan or zoning by-law amendment is required) for renovations or expansions that will result in an increase in the student population
- Communicate and build support and partnerships for the housing priorities identified in this Study in private development sector and economic development circles
- To facilitate conversations with the development community about the types of housing the City would like to see developed, consider incorporating into the Official Plan an explanation of the maximum rent and house prices for affordable rental housing and affordable ownership housing in Sudbury, based on the Provincial definition
- Consider incorporating policies into the Official Plan to encourage shared housing (rooming and boarding houses, group homes, etc). The suggested approach is:
  - Consider incorporating a policy in the Official Plan to permit shared housing through a range of housing types, in all residential land use designations in accordance with the Zone Standards outlined in the Zoning Bylaw.
  - Consider incorporating a policy in the Official Plan to update the Zoning Bylaw policies on rooming houses and group homes in accordance with policies of the Official Plan (ie. expand the zones where rooming houses and group homes are permitted)
  - Consider removing the reference in the Official Plan that the Zoning By-law may include area-specific provisions to regulate the distance between group homes (the Zoning Bylaw does not currently regulate the distance between group homes, and doing so may be considered discriminatory)
- Consider incorporating policies into the Official Plan and Zoning Bylaw that encourage and support the creation of secondary suites as-of-right, without going through the Zoning process (refer to specific policies in Appendix A)
- Consider incorporating policies into the Official Plan that ensure new development will be planned, designated, zoned and designed in a manner that contributes to creating complete communities - designed to have a mix of land uses, supportive of transit development, the provision of a full range of housing including affordable housing, inclusive of all ages and abilities, and meets the daily and lifetime needs of all residents.
- Consider incorporating policies in the Official Plan that set minimum density targets for greenfield areas

- Consider incorporating policies into the Official Plan that it is City policy to proactively zone (pre-zone) land to ensure a sufficient supply of residential zoned land with a range of densities
- Consider Official Plan policies that would support a greater diversity of housing options in more areas, such as permitting townhouses in some low density areas
- Consider strengthening the existing policy in the Official Plan around downzoning to discourage downzoning to support an increased diversity of housing options
- Consider tightening wording of land supply policies in the Official Plan to specify that:
  - The City will at all times maintain the ability to accommodate residential growth at various densities based on its housing targets, for a minimum of 10 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development
- The City will at all times maintain, where new development is to occur, land with servicing capacity sufficient to provide at least a 3 year supply of residential units at various densities based on its housing targets, available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans
- Consider strengthening the existing policy around surplus municipal sites to ensure surplus municipal properties will be made available for the provision of affordable housing where appropriate

*Objective: Increase community acceptance of and provide consistent support for multiple-residential housing*

- Take a proactive approach to community acceptance of multiple-residential housing by ensuring that the public is well aware of the City's policies in support of multiple-residential housing and the rationale for these policies.

## 2 There is a need to improve housing access and affordability for individuals and families with low incomes

*Objective: Improve housing access and affordability for individuals and families with low incomes*

- Consider using the majority of future affordable housing funding allocations from senior governments for rental assistance (including in the private market) targeting the most vulnerable populations to support the effectiveness of the Housing First Strategy by improving the community's ability to transition people quickly to permanent housing.
- Optimize existing social housing and housing assistance to better target rent supports to people at risk of homelessness. This may also include:
  - Developing a protocol between the Children's Aid Society, the City and other community partners to ensure housing support and access to social housing for Crown Wards transitioning out of the system

### 3 There is a need to strengthen approaches to preventing homelessness, increase the diversity to emergency shelter options, and support individuals with multiple barriers in obtaining and maintaining their housing

#### *Objective: Address the needs of the most vulnerable subpopulations of homeless*

- Prioritize the most vulnerable for rehousing, case management, and homelessness prevention, particularly those who may be chronically homeless and/or with multiple barriers to housing, including those interacting with health care, Children's Aid Society, and addictions treatment. This may include:
  - Redistributing funding for homelessness services to increase the focus and provide more intensive case management to individuals with multiple barriers to housing

#### *Objective: Ensure emergency accommodation is available when needed, but focus on transitioning people to permanent housing*

- As a ten-year goal, with increases in permanent affordable housing stock and monitoring of shelter usage, work over time towards gradually retiring some of the capacity of emergency shelters and re-directing the funding to support individuals and families in transitioning to and maintaining permanent housing
- Review eligibility criteria for existing shelters and/or reallocate funding to ensure emergency accommodation meets the diverse range of needs, including emergency accommodation that does not have a zero alcohol tolerance

#### *Objective: Stop discharging people into homelessness from key points of contact, like hospitals and corrections*

- In collaboration with community stakeholders, develop a structured process that plans for the safe and successful transitioning of individuals from institutions

#### *Objective: Address the need for additional education and awareness of social housing providers and private landlords of available crisis services and supports for tenants with special needs*

- Increase capacity of the social housing sector and private landlords to respond to client needs by providing educational materials, training and professional development to social housing providers and private landlords on available services and supports for tenants in crisis and tenants with complex needs
- Develop and maintain a detailed services directory. This may include expanding the information compiled as part of the "Map to Housing First" and "NoWrongDoor.ca".
- Work with social housing providers and support service providers to develop protocols for dealing with tenants in crisis and those with complex needs

## 4 There is a need for additional supportive services coupled with permanent housing (both supportive housing and supports in private homes)

*Objective: Ensure the supports are available for individuals to achieve and maintain housing stability*

- Collaborate with non-profit housing providers and community service providers to prepare a strategy aimed at more effectively using community resources and supports to enable social housing tenants to achieve housing stability and deal with the challenges that impact their well-being. This should include:
  - Expanding creative approaches and partnerships to provide supports
  - Enhancing access to programs by improving outreach
  - Collaborating to expand life skills training/mentoring to encourage successful tenancies
  - Collaborating to provide community support to victims of domestic violence who have multiple barriers to successful tenancies

*Objective: Ensure adequate permanent housing linked with supports*

- Support investments in permanent housing linked with supports (including supports in private homes provided by someone other than the housing provider), and collaborate with community organizations to increase the supply of supportive housing
- Continue to collaborate with the LHIN, CCAC, supportive housing providers, and housing and support service providers to plan to address the assisted living needs of seniors
- Work with community stakeholders to fill the information gaps on the needs of Aboriginal individuals with addictions

*Objective: Increase awareness of available housing options and services, including those that may be suitable for seniors*

- Promote and/or develop guidelines and resources on age-friendly housing options, including resources to inform seniors and their families about their housing options and available supports
- Support the ongoing education of individuals and their caregivers about not giving up their housing when they go into hospital and are not anticipated to be able to live independently when discharged (because they may be able to be supported in their home)
- Promote the awareness and use of the '211' information line as part of an education campaign

*Objective: Reduce barriers to accessing housing, services and supports*

- Collaborate with community organizations to support anti-discrimination education and opportunities to work with private sector landlords, housing providers and other community groups to disseminate information on discrimination and human rights as they relate to housing
- Support enhanced access to programs by collaborating with housing providers and community service providers to improve outreach
- Support community outreach and education efforts to help tenants and landlords learn about their rights and responsibilities

## 5 There is a need to improve coordination, collaboration, and partnerships among a broad range of stakeholders

*Objective: Improve effectiveness of the local housing system by increasing coordination, collaboration, and partnerships among a broad range of stakeholders involved in housing and homelessness*

- Facilitate connections, discussions, and systems planning between stakeholders in housing, social services and health (including the City, housing providers, support service providers, the hospital, the LHIN, the CCAC)
- Facilitate connections between housing providers and community policing, tenant groups, and neighbourhood actions groups
- Engage the business community and faith communities to play a greater role in meeting housing and homelessness needs
- Build community support by increasing public awareness about housing needs and of the benefits of homelessness services and affordable housing
- Advocate for funding and legislative changes to better respond to local housing needs, including:
  - Homelessness prevention funding (community start up, emergency funds, rent bank)
  - Increases to social assistance rates and Extended Care and Maintenance supports for Crown Wards transitioning out on their own
  - Increases to rent-geared-to-income utility allowances
  - Funding to repair, renovate and renew, and increase the energy efficiency of aging social housing stock
  - On-going, predictable funding for housing initiatives (repair, mobility modification, rental assistance, and housing supply initiatives)
  - Funding for support services
  - Additional funding to increase service hours and supportive housing providers' capacity to support seniors with higher needs

*Objective: Preserve and support the capacity of non-profit housing providers to develop, manage and operate affordable housing*

- Support non-profit housing providers efficiency and capacity to develop, manage and operate affordable housing, including:
    - By coordinating and optimizing resources, such as bulk purchasing for services
    - Through training (staff, board, volunteers),
- related to real estate purchases and development, tenant relations, financial management, long term and system planning, risk mitigation and support services for tenants with complex needs

## 6 There is a need to monitor and report on progress towards meeting the City's housing and homelessness objectives and targets

*Objective: Monitor, analyze and respond to information about the housing and homelessness situation in Greater Sudbury*

- Establish a single, common monitoring/report for stakeholders to track key housing indicators
- Annually evaluate and report on progress towards fulfilling these objectives, and fully review in five years, including consultation with a broad range of stakeholders
- Review the Housing First Strategy every five years to identify and reduce gaps in programs, services and supports
- Develop tools to collect information on the rents/prices of new housing for the purposes of determining the number of new units that meet the affordable housing definition and develop an annual housing report to monitor new housing development in comparison to the City's targets



# APPENDIX A

## SECOND UNIT POLICY CONSIDERATIONS

Secondary suites, also referred to as accessory suites or dwellings, can provide an effective form of affordable housing and increase the availability of affordable housing choices for residents. They can also offer a home owner the opportunity to earn additional income to help meet the costs associated with owning a home. Secondary suites are self-contained residential units with kitchen and bathroom facilities within dwellings or within structures accessory to dwellings (MMAH, 2012).

As part of its Official Plan review, the City of Greater Sudbury is developing a Secondary Suites Policy. The secondary suites policy will include Official Plan policies and zoning standards to regulate secondary suites in the City of Greater Sudbury. The policy is being developed within the context of the existing policy environment as established by the Province of Ontario.

The purpose of this section is to inform and recommend policy considerations by outlining the existing policy context for secondary suites, the opportunities they provide, the results of consultations on secondary suites, potential impacts that second unit policies would have on the housing supply, affordability, and vacancy rates in the city, and secondary suites policy options including Official Plan policies and zoning standards.

### Need for and Benefits of Second Units

There are many aspects of the demographic profile and housing market in Greater Sudbury that point to the need for second suites:

- The seniors populations is anticipated to grow, and there is a need for a range of affordable housing options for the many seniors with modest means
- With post secondary institutions, such as Laurentian's school of architecture, bringing 400 more students to the downtown area by 2017, community members have expressed concerns about the availability of affordable accommodation to meet student's needs, particularly in the downtown

- Market rents in purpose built rental housing requires high shelter cost burdens for low-income renters. Key stakeholders have expressed concerns about the availability of safe affordable housing for individuals and families with low incomes

The following two key objectives have been recommended in the Housing and Homelessness Background Study to address these issues :

1. Increase the diversity of available housing options
2. Improve housing access and affordability for individuals and families with low incomes

It is widely recognized that second suites can play an important role in the provision of affordable rental housing for a wide range of residents including small households, young adults, seniors, modest income families and residents with special needs. In addition, second suites provide rental income to homeowners and flexibility to offset costs of home ownership or home maintenance. Overall, secondary suites contribute to a greater mix of housing.

In addition, secondary suites offer a greater opportunity to add to the affordable housing stock compared with building new. Secondary suites can also contribute to neighbourhood revitalization by increasing demand for amenities and services and contribute to social diversity, in particular within neighbourhoods that have experienced a decline in population.

Second units provide a significant opportunity to support these objectives, without a financial burden for the municipality.

Affordable Housing Option	Additional Income/Support	Option for Extended Family	Increase Rental Housing Supply	Urban Intensification
<ul style="list-style-type: none"> <li>•Youth</li> <li>•Singles</li> <li>•New immigrants</li> <li>•Lone parent families</li> <li>•Seniors</li> </ul>	<ul style="list-style-type: none"> <li>•First time homebuyers</li> <li>•Seniors (age in place)</li> <li>•Households seeking extra income</li> </ul>	<ul style="list-style-type: none"> <li>•Adult children</li> <li>•Parents/other relatives</li> <li>•Live-in caregivers</li> </ul>	<ul style="list-style-type: none"> <li>•Greater mix of housing</li> <li>•More housing choices</li> </ul>	<ul style="list-style-type: none"> <li>•Revitalize neighbourhoods</li> <li>•Optimize use of infrastructure, increase densities</li> <li>•Create construction/renovation jobs</li> </ul>

## Legislative and Historical Context

In 2010, the provincial government released Building Foundations: Building Futures, Ontario's Long-Term Affordable Housing Strategy (LTAHS). As part of the strategy, Bill 140: Strong Communities through Affordable Housing Act, 2011 was enacted in January 2012. To further expand affordable housing opportunities, Bill 140 amended various sections of the Planning Act, including requiring municipalities to establish policies allowing second suites in new and existing developments. Specifically, Section 16(3) now requires an official plan to have policies that authorize the use of second residential units in detached, semi-detached and row houses, as well as in ancillary structures. Provisions allow for two units, located in either a single residential building, or one unit inside a residential building and a second unit located in an ancillary structure on the same property (e.g. above laneway garage or as a stand-alone unit (e.g. garden suite)). Amendments to the Act also prevent any appeal of zoning by-laws passed to support the creation of secondary suites

which implement Official Plan policies. Appendix B further outlines changes to the Planning Act made through Strong Communities through Affordable Housing Act (2011) regarding second units.

Currently, secondary suites are not permitted as-of-right in the city of Greater Sudbury. Garden suites (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) have been permitted as a temporary use on a site-specific basis.

Since 2008 there have been 68 zone change applications for garden suites, with none being denied. There have been 43 applications since 2008 for zone changes from R1 to R2 to allow a second unit, with only five being turned down by Council. The second unit policies would eliminate the need for these types of applications.

## Consultation Feedback

As part of the Housing and Homelessness Background Study, over 60 key stakeholders provided input (either through a focus group, interview, or survey) into the opportunities and challenges of permitting secondary suites across the City and suggested requirements for secondary suites. Community members were also invited to provide their input through an online survey. Over 40 community members provided their input through the survey.

### **Challenges**

The challenges identified by stakeholders and community members include:

- Ensuring the units are healthy and safe
- Ensuring sufficient parking
- Potential impacts on neighbourhoods due to additional individuals, including traffic impacts
- Encouraging accessibility
- Providing separate utility servicing
- Cost of creating or upgrading a secondary suite, and associated lack of funding
- Avoiding losses to the existing affordable housing stock of illegal apartments as a result of additional compliance activities
- Community acceptance
- Ensuring the education of landlords and tenants on their rights, and avoiding discrimination (for example of low income individuals or families or those receiving income support).

### **Opportunities**

Stakeholders and community members identified a range of opportunities that permitting secondary suites would provide:

- Increase in the supply of safe, affordable housing in quality neighbourhoods (and potentially reduce social housing waiting lists and homelessness)
- They would benefit seniors
- Offer additional income streams for homeowners
- Increase densities across the city.

### **Suggested Requirements**

Stakeholders and community members were asked to identify some of the requirements they thought secondary suites should have to meet. The suggested requirements fall into three broad areas:

- Health and safety- Health and safety of the housing were regularly identified as being important to confirm. Common suggestions were to require units to meet the Fire Code or Building Code. Some suggested inspections to ensure compliance.
- Address existing gaps in the housing market /needs of particular tenant groups- Many of those consulted would like to see secondary suites address existing housing issues in the community, including being affordable to lower income households and being accessible. A few suggested that they would like to see the City provide funding to allow some units to be rented at lower or geared to income rents. A couple of respondents also suggested that the units be located centrally or with access to public transportation to help meet the needs of lower income individuals.
- Parking- Some suggested that the secondary suites be required to have sufficient parking.

## Potential Impacts of Secondary Suites Policies

In developing secondary suites policies it is important to consider the potential impacts they may have on housing supply, affordability, and vacancy rates in the City. Potential impacts are discussed below.

### *Supply and Vacancy Rates*

There are a number of factors that affect the supply of secondary suites. They are generally created to assist with housing affordability or by small investors to pursue rental income or capital gain, but also non-arms-length renting to a relative or family member. The supply of secondary suites generally rises at times when prospective and existing home owners are least able to afford home ownership, or when the housing market is unable to meet high demands for rental accommodation (Canada Mortgage and Housing Corporation, 1991). Other factors affecting the supply of secondary suites include the economics of conversion (including the effects of legalization) and demographics. Demand for secondary suites comes from tenants looking to save on rent or to live in ground-oriented housing or in close proximity to particular services. Demand also comes from older children, aging family members, those with special needs and caregivers. In fact, one-third of occupants have a close personal relationship with the owner (Canada Mortgage and Housing Corporation).

The supply and demand factors that currently exist in Sudbury, and those anticipated into the future, do not suggest pressures that would result in significant increases in the number of secondary suites.

In Sudbury in recent years, while incomes have not kept pace with increases in house prices, mortgage rates are at historical lows, which have prevented affordability issues from reaching higher levels. If interest rates were to move rapidly and significantly higher, affordability would be impacted, and more owners may look to secondary suites to assist with housing affordability. However, significantly higher interest rates are not anticipated in the near future, limiting pressures for homeowners and prospective homeowners to create secondary suites. Where prospective secondary suite owners are looking to

meeting the demands for rental accommodation, the current rental housing vacancy rate suggests a healthy market overall, although demand for more affordable rental housing is not necessarily being met.

In terms of demographics, from a demand perspective, the anticipated economic growth in Sudbury is expected to bring more in-migrants to meet the labour demands, particularly individuals in the 25-44 age group, which will likely generate some additional demand for secondary suites. However, the overall number of individuals in this age group is anticipated to continue to be relatively stable into the future, which will moderate the level of demand and also supply, as young families are traditionally the main group of secondary suite owners. At the other end of the age spectrum, the population is aging, which will also contribute to some demand for secondary suites.

In terms of the impact on supply by legalizing secondary suites, most communities that legalize secondary suites and require registration see low levels of new registered units (a community may see under 200 registered units during the first five years after secondary suites are legalized). Because the Building and Fire Codes are relatively onerous for existing units to meet, many owners prefer to keep operating their suites illegally than try to comply with them. When municipalities actively enforce the policies, there may in fact be a loss in the total number of secondary suites in the community. In general, legalizing secondary suites does not normally have a significant impact on housing supply.

For reasons that include that legalizing secondary suites generally does not have a significant impact

on housing supply, and because it is easier to withdraw a secondary suite from the market when demand and supply factors do not support the operation of a secondary suite, secondary suites generally have limited impact on the overall rental housing vacancy rates in the community.

### *Affordability*

Rent levels in secondary suites, on average, tend to be lower than rents in primary rental housing. A report prepared for the City of Toronto (SHS Consulting, 2004) compared average rents for second suites and rents for conventional units and found that rents are lower for second suites. For example, a total of 90.9% of second suite bachelor units rent for less than \$800 per month compared to only 74.6% of bachelor units surveyed by CMHC. This report also showed that, as a whole, 60.8% of second suites have rents that are less than \$800 per month compared to only 23.1% of conventional units. A study of housing needs in the district of North Vancouver found that the rent levels of secondary

suites averaged over \$100, or 20% less, than rents for comparable units in multi-family apartment buildings (as reported by the CMHC Rental Survey). Often, however, they remain unaffordable for the lowest income groups because of the relative cost of rentals in their immediate vicinity — secondary suites are often located in modest to middle income suburban areas. The family or friendship ties that exist in many accessory-apartment arrangements also tend to preclude low-income tenants from obtaining accessory units (Canada Mortgage and Housing Corporation, 1991).

## Policy Considerations

The following section suggests principles to guide secondary suite policies and considers various elements of secondary suite policies.

The following principles have been suggested to guide the development of policies on secondary units in Greater Sudbury:

- The goal of the secondary suite policies is to support the creation of secondary suites as a mechanism for increasing the affordable housing supply
- Health and safety of secondary suites is of primary importance
- Regulations should be used to minimize potential negative impacts on the neighbourhood, but should not add unnecessary barriers to the creation of secondary suites
- Administrative costs should be minimized
- Where possible, existing regulations and enforcement mechanisms should be used to achieve desired objectives.

Considerations related to various aspects of secondary suite policies have been discussed below. For reference, examples of policies used in other municipalities have been provided in Appendix C.

### *Where Suites are Allowed*

While the Province does not require that second suites be permitted in all areas, the intention of provincial policies is that secondary suites be permitted throughout the municipality, subject to any legitimate constraints (such as infrastructure capacity constraints or environmental sensitivities). We are recommending that secondary suites be permitted in all residential areas and rural areas to encourage the creation of additional affordable housing units, with the exception of areas where there are servicing or environmental concerns. It is also suggested that secondary suites be permitted in a full range of housing types (single detached semi-detached, street oriented townhouse, and row dwellings) as well as accessory structures in residential areas throughout the city.

### *How Many Suites are Allowed*

Units are intended to be accessory to the main

dwelling. To support this intention and to limit neighbourhood impacts, it is suggested that a maximum of one secondary suite be allowed per lot.

### *Ensuring Health and Safety*

The most common challenge around secondary suites is ensuring health and safety. Requiring units to meet the Building Code and Fire Code can be used to address this. For new units, this could be confirmed as part of the building permit process, and for existing units this could be confirmed during a registration process where an inspection would be conducted to confirm Building Code and Fire Code compliance. Where ongoing safety is a major concern a licensing process can be used to ensure secondary suites continue to be safe. At this time it is suggested that units be required to register to confirm that they meet the Building Code and Fire Code requirements. Licensing is not being recommended at this time, as it is hoped that units will remain in compliance with the Building Code and Fire Code requirements following an initial confirmation of this. Also, the less onerous the process, the more likely owners will be to register their secondary suite. However, it is suggested that concerns related to ongoing safety be monitored for the first few years of enacting the secondary suites policies, to determine whether additional tools such as licensing are necessary to ensure ongoing safety.

### *Parking*

Given the more affordable nature of secondary suites compared to other rental housing, many occupants of secondary suites do not have cars. No additional parking is currently required for Garden Suites in Greater Sudbury. To limit the barriers to the creation of secondary suites the parking requirements should not be too onerous for properties with a secondary suite. It is suggested that properties with secondary suites have two spaces. Tenants and owners also tend to self select

based on the available parking or make alternate arrangements for additional vehicles. The Zoning By-law already has standards for maximum driveway widths, number of driveways, and maximum hard surfaces to preclude residents from expanding their parking areas beyond what is appropriate and the City also has a Traffic and Parking By-law to preclude parking in prohibited areas.

### *Nuisances*

The City already has existing by-laws to address nuisances that are sometimes perceived to be associated with secondary suites. It is suggested that the Property Standards By-law be used to address issues related the appearance of properties that fall into disrepair; the Noise By-laws be used to address concerns related to noise, and the Traffic and Parking By-law be used to address concerns related to parking in prohibited areas.

### *Neighbourhood Appearance*

The zoning by-law has existing standards for setbacks from the edge of the lot and how much of the lot can be covered by structures to minimize impacts of development on neighbouring properties and to support achievement of the desired character of the neighbourhood. It is suggested that the existing standards will generally be appropriate to apply to lots with accessory

dwelling units. To help ensure the external appearance of the property is maintained, it is suggested that properties with secondary suites be required to preserve the existing neighbourhood and streetscape character, the zoning by-law could also state that new entrances facing the street are not permitted. To support the intent of the existing zoning by-law to permit only one main building on a lot for residential uses in Rural Zones and Estate Lots, it is suggested that the size of the accessory dwelling unit be limited to a percentage of the total Gross Floor Area of the primary building and that the accessory dwelling have a maximum separation distance from the principal dwelling to prevent situations where accessory dwellings are located on the opposite side of the property, leading to future applications to sever the property.

### *Calculation of Density Requirements*

It is suggested that accessory dwelling units not be included in the density requirements outlined in the Official Plan. The reason for this is that in the case of a greenfield development, a developer may propose single residential units and state that the overall density is achieved because there is capacity to accommodate accessory dwelling units, which may or may not get constructed, and as a result the overall density is lowered.

The following policies have been recommended based on the above considerations.

## *Official Plan Policies*

- A new Official Plan definition is recommended for “accessory dwelling unit” which will define these as: A separate dwelling unit that is ancillary to the primary dwelling unit; and that may be contained within the primary dwelling unit or in an ancillary building.
- The definition of Garden Suites would be removed, as units falling under this definition would be accommodated in the above definition of Accessory Dwelling Unit.
- A new policy is recommended for the Official Plan to permit accessory dwelling units in detached, semi-detached, street townhouse, and row dwellings as well as in accessory structures provided that:
  - No more than one accessory dwelling unit be permitted in association with each principal dwelling on the same lot
  - Adequate servicing is available to service the accessory dwelling unit through either the municipal system or individual, privately owned systems in Rural Areas and there



- aren't environmental concerns
- Alternations to the main building exterior should not change the character of the existing neighbourhood or streetscape, and
- All requirements of the Zoning By-law, of the Ontario Building Code, Ontario Fire Code, and Property Standards By-law can be satisfied.
- Accessory dwelling units would not be considered in the calculation of "unit/hectare" density requirements as outlined in Section 3.2.1.

## ***Zoning By-law Standards***

- The Zoning By-law is the primary tool used to specify whether secondary suites are allowed, how many are allowed per property, and acceptable forms and sizes.
- Accessory dwelling unit would need to be defined in the Zoning By-law. The following definition is proposed:
  - A separate dwelling unit that is ancillary to the primary dwelling unit; and that may be contained within the primary dwelling unit or in an ancillary building.
- The following definition is suggested for primary dwelling unit: An existing dwelling contained in the main building or structure on a lot.
- The definition of Garden Suites would be removed, as units falling under this definition would be accommodated in the above definition of Accessory Dwelling Unit. However, consideration will need to be given to how existing legal garden suites will be handled.
- The term/definition of Dwelling Unit, Accessory would be revised to further clarify that the term/definition refers to accessory dwelling units in zones where dwelling units are not otherwise permitted.
- The following regulations are recommended to be incorporated into the Zoning By-law:
  - A maximum of one accessory dwelling unit is permitted within, or in an accessory building to, a primary dwelling unit.
  - Permit the maximum height of any accessory building or structure with an accessory dwelling unit to be 7.0 meters (up from 5.0 meters to allow for better flexibility to accommodate units above garages).
- Permit accessory buildings and structures containing an accessory dwelling unit to exceed the current maximum lot coverage (of 10%) for accessory buildings and structures while maintaining the overall maximum lot coverage that applies to all lots in that zone.
- Establish a maximum size of Accessory Dwelling Unit in Rural Zones and Estate Lots of 45% of the total Gross Floor Area of the main dwelling.
- Establish a maximum separation distance of the Accessory Dwelling Unit from the Primary Dwelling Unit in Rural Zones
- Accessory buildings and structures containing an accessory dwelling unit will apply the encroachment standards for "Accessory Buildings or Structures on Residential Lots" that are greater than 2.5 metres in height and may only encroach into the rear, interior and corner side yards as outlined in Table 4.1 in Zoning By-law 2010-100Z. Where Accessory Dwellings are in buildings greater than one storey it is encouraged that the second storey to be designed in such a way so as to minimize overlook on the adjacent property (i.e., placement of windows / patios / stepbacks). Alternatively, the City could require Accessory Buildings over 4 metres in height will have greater setbacks from the interior side and rear lot lines to avoid "overlook".
- Require properties with secondary suites to have two parking spaces.
- The existing zoning standards for minimum lot area, minimum lot frontage, minimum required front yard, minimum required rear yard, minimum required interior side yard, minimum required corner side yard,

maximum lot coverage, minimum landscaped open space, and maximum driveway width, number of driveways, maximum hard surface, and minimum landscaping that apply to the principal dwelling are appropriate to apply to lots that contain accessory dwelling units within the main dwelling (i.e., not in an accessory structure or building). Accessory Dwelling Units that are within accessory buildings or structures will apply the setback and encroachment standards for rear, interior side, and corner side lots as outlined for accessory buildings and structures on a residential lot that exceed 2.5 metres in height (Table 4-1).

- New entrances facing the street will not be permitted
- In cases where the zoning regulations cannot be satisfied, a minor variance would be required. Minor variances would provide an opportunity to allow the unit on a case-by-case basis, and provide an opportunity for public input, comments and review of the appropriateness of the secondary suite that does not meet the regulations.

### **Registration**

- To ensure the units meet requirements, new units would be required to obtain a building permit (which would ensure they meet the Building Code) and it is recommended that owners of existing units be required to register the unit. An inspection is recommended as part of the registration process.

# APPENDIX B

## CHANGES TO THE PLANNING ACT

Changes to the Planning Act Related to Second Units: Before and After (MMAH, 2012)

Before Changes Made Through <i>Strong Communities through Affordable Housing Act, 2011</i>	Today (With Changes Made Through <i>Strong Communities through Affordable Housing Act, 2011</i> )
Municipalities voluntarily establish second unit official plan policies and zoning by-law provisions.	Municipalities are required to establish official plan policies and zoning by-law provisions allowing second units in single, semi and row houses, as well as in accessory structures (e.g. above laneway garages).
<i>Planning Act</i> shelters the municipal establishment of official plan permitting second units in single, semi and row houses from appeal to the Ontario Municipal Board; municipalities may permit second unit in accessory structure but these policies for accessory structures are not sheltered from appeal.	Municipal establishment of official plan policies and zoning by-law provisions permitting second units in single, semi, row houses, and in accessory structures, are sheltered from appeal to the Ontario Municipal Board, except during five year review periods. Sheltering of appeals extends to municipally-determined standards for second units.
No standards for second units in legislation (municipalities currently establish their own standards); no ability for MMAH Minister to prescribe standards.	Municipalities continue to have ability to identify appropriate areas for second units, and to establish appropriate standards for second units; Minister has regulation-making authority to prescribe standards for second units.

# APPENDIX C

## EXAMPLES OF APPROACHES IN OTHER JURISDICTIONS

In moving forward with the development of secondary suites policy in Greater Sudbury, looking at the experiences and approaches in other jurisdictions can be helpful in framing the direction for the City. The following table provides a summary of approaches to secondary suites policy development in other municipalities across the Province.

Municipality	Area	Dwelling/ Lot	Parking	External Appearance	Licensing Fees	Registration/ Licensing	Incentives
<b>Mississauga</b>	City wide	<ul style="list-style-type: none"> <li>Detached, semi, townhouse (max 1 unit)</li> <li>Min GFA of 35m2 and Max of 50 % of primary unit</li> <li>Min setback of 1.2m for new entrances</li> <li>Second unit cannot change existing use of dwelling</li> </ul>	<ul style="list-style-type: none"> <li>1 on-site space for second unit in addition to required parking for dwelling</li> <li>Only 1 driveway/lot</li> </ul>	<ul style="list-style-type: none"> <li>Prohibit new entrances facing street</li> <li>Prohibit exterior entrance above first floor</li> <li>Prohibit stairs, stairwells for entrances below grade facing a street</li> </ul>	<ul style="list-style-type: none"> <li>\$500 (owner occupied)</li> <li>\$1000 (investment)</li> </ul>	<ul style="list-style-type: none"> <li>Yes – owner occupied and investment unit licensing</li> <li>Investment license would require minor variance</li> </ul>	<ul style="list-style-type: none"> <li>No (unknown)</li> </ul>
<b>St. Catharines</b>	City wide	<ul style="list-style-type: none"> <li>Detached, semi, townhouse, detached accessory structure</li> </ul>					

Municipality	Area	Dwelling/ Lot	Parking	External Appearance	Licensing Fees	Registration/ Licensing	Incentives
<b>Ottawa</b>	City wide (except Rockcliffe Park)	<ul style="list-style-type: none"> <li>• Singles/semis/ duplex</li> <li>• Max GFA<sup>1</sup> – 40% of dwelling, if located in bsmt may occupy all of bsmt</li> </ul>	<ul style="list-style-type: none"> <li>• Not required – where provided must not be in front yard, can be in tandem driveway</li> <li>• Driveway max – 50% (yard)</li> </ul>	<ul style="list-style-type: none"> <li>• No change in streetscape</li> <li>• Must have separate access that cannot be located in an exterior wall facing the front</li> </ul>	<ul style="list-style-type: none"> <li>• No</li> </ul>	<ul style="list-style-type: none"> <li>• No</li> </ul>	<ul style="list-style-type: none"> <li>• No</li> </ul>
<b>Hamilton</b>	Ward specific	<ul style="list-style-type: none"> <li>• Detached and semi detached</li> <li>• Min 5-years old</li> <li>• Units can only be divided horizontally</li> <li>• Min GFA 35m<sup>2</sup></li> <li>• Min frontage 7.5m</li> <li>• Min lot area 270 m<sup>2</sup>(1, 2 units) or 450m<sup>2</sup> (3+ units)</li> </ul>	<ul style="list-style-type: none"> <li>• Min 2 on-site parking spaces must be provided (for dwelling)</li> <li>• Max hard surface – 50%</li> </ul>	<ul style="list-style-type: none"> <li>• No exterior stairways or alteration to external appearance</li> <li>• Must preserve streetscape character</li> </ul>	<ul style="list-style-type: none"> <li>• No</li> </ul>	<ul style="list-style-type: none"> <li>• Registered</li> </ul>	<ul style="list-style-type: none"> <li>• No</li> </ul>
<b>Burlington</b>	City wide	<ul style="list-style-type: none"> <li>• Singles</li> <li>• Min GFA – 35m<sup>2</sup></li> <li>• Max GFA – 30% of dwelling</li> <li>• Minimum frontage 15m</li> <li>• Minimum rear yard 135 m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>• 2 spaces/ accessory unit</li> <li>• 2 spaces/ principle unit</li> <li>• Driveway max – 7.35m on 15m lots</li> <li>• Max hard surface – 50%</li> </ul>	<ul style="list-style-type: none"> <li>• Separate exterior entrance required</li> <li>• Prohibited on front elevation</li> </ul>	<ul style="list-style-type: none"> <li>• No</li> </ul>	<ul style="list-style-type: none"> <li>• No</li> </ul>	<ul style="list-style-type: none"> <li>• No</li> </ul>
<b>Muskoka</b>	Municipality wide	<ul style="list-style-type: none"> <li>• Detached, semi, townhouse, detached accessory structure</li> </ul>					

<sup>1</sup> Gross Floor Area.

Municipality	Area	Dwelling/ Lot	Parking	External Appearance	Licensing Fees	Registration/ Licensing	Incentives
<b>Guelph</b>	City wide	<ul style="list-style-type: none"> <li>• Singles/semis</li> <li>• Not greater than 45% of total floor area</li> <li>• Max GFA – 80 m2</li> <li>• Max 2 bedrooms</li> <li>• Double driveway</li> </ul>	<ul style="list-style-type: none"> <li>• Principle dwelling must have 2 spaces</li> <li>• 1 additional space for secondary suite</li> <li>• Max 1 driveway</li> </ul>	<ul style="list-style-type: none"> <li>• Preserve front facade</li> <li>• Maintain single entry</li> </ul>	<ul style="list-style-type: none"> <li>• \$100</li> <li>• 5-year period without fee to encourage existing units to be legalized</li> </ul>	<ul style="list-style-type: none"> <li>• Mandatory</li> </ul>	<ul style="list-style-type: none"> <li>• No</li> </ul>
<b>Victoria</b>	Town wide	<ul style="list-style-type: none"> <li>• Minimum total floors pace of dwelling - 150m2</li> <li>• Max GFA – 90m2 or 40% of total floor space</li> </ul>	<ul style="list-style-type: none"> <li>• No additional parking required</li> </ul>	<ul style="list-style-type: none"> <li>• Cannot greatly alter house and neighbourhood character</li> <li>• Following exterior changes to building must not have been made five years before or five years after the date of the secondary suite: <ul style="list-style-type: none"> <li>a) Extension creating more than 20m2 of floor area</li> <li>b) Raising height of building more than 0.6m</li> <li>c) Addition of steps/ entrance more than 1.5m in height</li> </ul> </li> <li>• Second suite design guidelines</li> </ul>	<ul style="list-style-type: none"> <li>• No</li> </ul>	<ul style="list-style-type: none"> <li>• Building permit</li> <li>• Occupancy permit</li> </ul>	<ul style="list-style-type: none"> <li>• Yes – 25% of construction cost to max \$5,000</li> </ul>

Municipality	Area	Dwelling/ Lot	Parking	External Appearance	Licensing Fees	Registration/ Licensing	Incentives
<b>Edmonton</b>	Low density zones	<ul style="list-style-type: none"> <li>• Singles</li> <li>• Other dwellings (i.e. row housing) is discretionary and requires approval from Development Authority</li> <li>• Max 1 suite/dwelling</li> <li>• Min site area 360m<sup>2</sup></li> <li>• Min GFA – 30m<sup>2</sup></li> <li>• Max GFA – not more than total floor area of first storey (if bsmt) or 40% or 70m<sup>2</sup> of principal dwelling whichever is less (if suite on or above first floor)</li> </ul>	<ul style="list-style-type: none"> <li>• Min 3 spaces for suite and primary dwelling</li> </ul>	<ul style="list-style-type: none"> <li>• Not specified</li> </ul>	<ul style="list-style-type: none"> <li>• Yes – development permit, building permit, and safety code fee</li> </ul>	<ul style="list-style-type: none"> <li>• Development and Building permit</li> <li>• Occupancy agreement (for grant)</li> </ul>	<ul style="list-style-type: none"> <li>• Yes – up to \$20,000<sup>2</sup></li> <li>• Unit must be affordable to households earning less than median income</li> </ul>

<sup>2</sup> Funding is based on first-come-first-serve basis up to \$500,000. Requires 5-year operating agreement and must be owner-occupied.



# APPENDIX D

## OFFICIAL PLAN POLICY REVIEW

The following is a summary of the review of the City's current Official Plan.

Policy Area	Existing Policies	Gaps	Recommendations
<b>Support the maintenance of the existing housing stock</b>			
Enforce property maintenance standards	Policies to enforce property maintenance standards in all forms of housing throughout the City; and, maximize the use of federal and provincial improvement, rehabilitation and housing assistance programs to maintain and upgrade existing housing stock throughout the City.	None	
Prohibit conversion of rental units to condominium	Policies to prohibit conversion of rental units to condominium form of tenure when the apartment vacancy rate falls below three percent	None	

Policy Area	Existing Policies	Gaps	Recommendations
<b>Increase the supply of affordable housing for households of low and moderate incomes</b>			
Definition of affordable housing	Policies reference that affordable housing is based on the provincial definition (18.3)	Policy does not explain the provincial definition of affordable housing	<ul style="list-style-type: none"> <li>To facilitate conversations with the development community about the types of housing the City would like to see developed, consider incorporating into the Official Plan an explanation of the maximum rent and house prices for affordable rental housing and affordable ownership housing in Greater Sudbury, based on the provincial definition</li> </ul>
Affordable housing targets	Target for affordable housing (18.3)	None	
Optimize use of City owned sites for affordable housing purposes	Policy to consider establishing a policy whereby surplus municipal properties are made available for the provision of affordable housing where appropriate (18.4.1)	No policies to provide surplus municipal properties for affordable housing, just that the City will consider such policies	<ul style="list-style-type: none"> <li>Consider strengthening the existing policy around surplus municipal sites to: surplus municipal properties will be made available for the provision of affordable housing where appropriate</li> </ul>
Financial incentives for creation of affordable housing, including grant-in-lieu of development charges and other municipal fees, section 37-bonusing	<p>Policies identify that it is the intent of the City to provide incentives where appropriate to facilitate affordable housing(18.4.4)</p> <p>Policy to consider the use of public incentives as permitted under Section 37 of the Planning Act to promote outstanding projects that would achieve the City's Healthy Community goals with clearly defined community benefits</p>		

Policy Area	Existing Policies	Gaps	Recommendations
	(16.2.12.4)		
<b>Encourage a diversified housing supply</b>			
Support a range and mix of housing	<p>Policies encourage a diversity in housing type and form (18.2.1)</p> <p>Low density development permits single detached dwellings, semi-detached dwellings and duplexes to a maximum net density of 36 units per hectare. In order to maintain existing neighbourhood character, the Zoning By-law may establish lower densities in certain areas of the City (3.2.1.1).</p> <p>In medium density developments, all low density housing forms are permitted, as well as townhouses and small apartment buildings no more than five storeys in height to a maximum net density of 90 units per hectare (3.2.1.2).</p> <p>Medium and high density housing should be located on sites in close proximity to Arterial Roads, public transit, main employment and commercial areas, open space areas, and community/recreational services ((3.2.1.4)</p> <p>Section 3.2.1 (2) &amp; (4) of the Official Plan. In 3.2.1 (2) the built form of townhouses is described as a</p>	<p>While it is desirable for higher density housing to be located in close proximity to Arterial Roads, public transit, main employment and commercial areas, open space areas, and community/recreational services, townhouses can also be an important housing option in greenfield developments that may not be in close proximity to these amenities.</p>	<ul style="list-style-type: none"> <li>Consider Official Plan policies that would support a greater diversity of housing options in more areas, such as permitting townhouses in some low density areas</li> </ul>

Policy Area	Existing Policies	Gaps	Recommendations
	medium density development, and as a result, there is often an issue with meeting Section 3.2.1 (4)		
Targets for a range and mix of housing, i.e. require % of housing type, tenure		None	
Permit second suites as-of-right	Policies permit garden suites as a temporary use and permit second suites through a rezoning (3.2)	Policies require a rezoning for secondary suites	<ul style="list-style-type: none"> <li>○ Incorporate policies that encourage the creation of secondary suites without requiring rezoning (see above for details)</li> </ul>
Encourage range of housing choices for seniors	Policies encourage range of housing choices for seniors (18.2.1, 18.2.3, and 18.2.6)	None	
Encourage the creation of rooming boarding and lodging houses	Policies permit group homes in single detached dwellings in all <i>Living Area</i> designations (3.2)	<p>No policies to encourage rooming or boarding houses</p> <p>Group home policy mentions that the Zoning By-law may include area-specific provisions to regulate the distance between group homes</p>	<ul style="list-style-type: none"> <li>○ Consider incorporating policies to encourage shared housing (rooming and boarding houses, group homes, etc). The suggested approach is for official plan policy to permit shared housing through a range of housing types, in all residential land use designations in accordance with the Zone Standards outlined in the Zoning Bylaw</li> <li>○ Consider incorporating policies to</li> </ul>

Policy Area	Existing Policies	Gaps	Recommendations
			<p>update the Zoning Bylaw policies on rooming houses and group homes in accordance with policies of the Official Plan (ie. expand the zones where rooming houses and group homes are permitted)</p> <ul style="list-style-type: none"> <li>○ Consider removing the reference in the Official Plan that the Zoning By-law may include area-specific provisions to regulate the distance between group homes (the Zoning Bylaw does not currently regulate the distance between group homes, and to do so may be considered discriminatory)</li> </ul>
Encourage accessible housing for persons with physical disabilities	Policies encourage all housing providers to design and develop barrier-free housing; State that the City will work with community-based accessibility organizations to disseminate information to housing providers on approaches to the provision of barrier-free housing; and, monitor on an ongoing basis the availability of modified units within the social housing sector to determine the suitability of these units in relation to identified needs (18.2.3)	None	
Facilitate supportive housing	Policies to facilitate the provision of a variety of appropriate housing types in various locations designed to meet supportive housing requirements (18.2.6)	None	

Policy Area	Existing Policies	Gaps	Recommendations
Permit live-work developments	Policies provide for home occupations and cottage industries outside of commercial and industrial areas (16.2.3)	None	
Innovation in housing design and development	Policies to encourage innovation in housing design and development, including permitting alternative development standards where appropriate (18.2.4)	None	
Inclusive communities for all ages and abilities	Policies identify the policy direction of an inclusive, diverse and tolerant community (16.2.7)	Policies do not specify how development will support inclusive communities	<ul style="list-style-type: none"> <li>Consider incorporating a specific policy about how housing development will support inclusive communities, namely that new development will be planned, designated, zoned and designed in a manner that contributes to creating complete communities - designed to have a mix of land uses, supportive of transit development, the provision of a full range of housing including affordable housing, inclusive of all ages and abilities, and meet the daily and lifetime needs of all residents.</li> </ul>
Discourage downzoning	Current policies identify that the City will consider policies that discourage the downzoning of existing medium and high density sites (18.2.1 e)	No policies to discourage downzoning, just that the City will consider such policies	<ul style="list-style-type: none"> <li>Consider strengthening the existing policy around downzoning to: It is City policy to discourage downzoning to support an increased diversity of housing options</li> </ul>

Policy Area	Existing Policies	Gaps	Recommendations
Minimum density targets	Policies identify what densities shall not be exceeded (3.2.1)	No density “targets” – only what it shall not exceed	<ul style="list-style-type: none"> <li>Consider incorporating policies that set minimum density targets for designated greenfield areas</li> </ul>
Adequate supply of designated lands (for medium and high density housing)	The policies identify that land supply requirements will be monitored and reviewed on a five-year basis (3.2.2)	Policies do not specify that a 3 year supply of land in draft approved and registered plans and a 10 year supply of designated lands will be maintained	<p>Consider incorporating policies that:</p> <ul style="list-style-type: none"> <li>The City will at all times maintain the ability to accommodate residential growth, at various densities based on its housing targets, for a minimum of 10 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development</li> <li>The City will at all times maintain, where new development is to occur, land with servicing capacity sufficient to provide at least a 3 year supply of residential units, at various densities based on its housing targets, available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and</li> </ul>



Policy Area	Existing Policies	Gaps	Recommendations
			registered plans.
Policy to pre-zone lands to ensure adequate land supply of medium and high density housing		No reference to proactive zoning (pre-zoning) of lands	<ul style="list-style-type: none"> <li>Consider making it a City policy to proactively zone (pre-zone) land to ensure a sufficient supply of residential zoned land</li> </ul>
<b>Support efficient land use and the creation of complete communities, which accommodate a mix of land uses and support transit while maintaining appropriate levels of health and safety</b>			
Support intensification, especially focusing on built up areas, intensification of corridors, transit routes	Policies aimed at increased intensification (3.3)	None	
Transit supportive and pedestrian friendly residential development and densities	Policies to support transit needs (11.3.2) and active transportation (11.7)	None	
Mixed land uses to support vibrant neighbourhoods	Policies to support mixed uses and higher density housing along arterial roads and at other strategic locations (11.3.2)	None	
Consider safety of communities	Policy to support a safe community (16.2.10)	None	
<b>Support energy conservation and energy efficient housing</b>			
Energy efficient Housing	Policies to support the continued development of programs to conserve energy and improve energy efficiency across all sectors (12.4.2)	None	

# APPENDIX E

## PROVINCIAL COMPLIANCE MATRIX

Below is a matrix outlining the provincial requirements, the extent to which previous work addresses these requirements, gaps in meeting these requirements, and areas where policy directions and options need be identified through this study to address the requirements.

Provincial Requirements	Existing Service Manager Plan(s) and Actions Taken as Part of Housing and Homelessness Background Study Leading Up to Identification of Policy Options	Gaps in Meeting the Requirements	Areas Requiring Policy Options
<b>Accountability and Outcomes:</b> <u>Anticipated Results:</u> Measurable, improved outcomes for individuals and families achieved through increased access to locally relevant programs, services and supports that are coordinated and address identified needs. Accountability for achieving these results in a fiscally responsible manner must be demonstrated.			
1. Demonstrates a system of coordinated housing and homelessness services to assist families and individuals OHPS 1.2(a)	Housing First Strategy (HFS) <ul style="list-style-type: none"> <li>Recognizes that system integration is necessary and strives to align planning processes, delivery models, and affordable housing development, so as to:               <ul style="list-style-type: none"> <li>Maximize the benefits of collaborative planning and avoid duplication where possible,</li> <li>Determine shared service priorities and areas</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Through the consultations for the Housing and Homelessness Background Study it was identified that homelessness services are well coordinated, but there is a need for additional coordination with broader stakeholders in</li> </ul>	<ul style="list-style-type: none"> <li>Policy options required in Housing and Homelessness Background Study related to coordination with broader stakeholders in housing, social</li> </ul>

Provincial Requirements	Existing Service Manager Plan(s) and Actions Taken as Part of Housing and Homelessness Background Study Leading Up to Identification of Policy Options	Gaps in Meeting the Requirements	Areas Requiring Policy Options
	<p>of potential collaboration, and</p> <ul style="list-style-type: none"> <li>Streamline service delivery in a way that improves access and outcomes for people who are homeless or at risk of homelessness in the City of Greater Sudbury.</li> </ul> <p>Affordable Housing Strategy (AHS)</p> <ul style="list-style-type: none"> <li>Identifies a strategy for the City to continue to administer, deliver, and co-ordinate program funding, provide leadership, and support the local planning system in the allocation of program dollars</li> </ul> <p>Homelessness Network</p> <ul style="list-style-type: none"> <li>Homelessness Network is designed to co-ordinate and administer prevention strategies and assist with the development of the Housing First System</li> <li>Six City-funded Case Managers provide coordinated homelessness services in six different agencies throughout the City, common intake and assessment of homeless and at-risk individuals</li> </ul>	<p>housing, social services, and health, including the City, housing providers/ landlords, support service providers, and the hospital. The need for coordination with a broad range of stakeholders was identified in the Housing First Strategy, but nevertheless represents an area where additional work is required</p>	<p>services, and health</p>
<p>2. Includes services, supported by housing and homelessness research and forecasts, that are designed to improve outcomes for individuals and families</p> <p>OHPS 1.2(b) and HSA Part II</p>	<p>Housing First Strategy</p> <ul style="list-style-type: none"> <li>Housing First Strategy strives to achieve the following goals: <ul style="list-style-type: none"> <li>Assist households at risk of homelessness to retain housing</li> <li>Assist households experiencing homelessness</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Some gaps in support services were identified as part of Housing and Homelessness Background Study</li> </ul>	<ul style="list-style-type: none"> <li>Policy options required in Housing and Homelessness Background Study related to increasing the availability of support services</li> </ul>

Provincial Requirements	Existing Service Manager Plan(s) and Actions Taken as Part of Housing and Homelessness Background Study Leading Up to Identification of Policy Options	Gaps in Meeting the Requirements	Areas Requiring Policy Options
4(1)(a)	<p>to obtain and keep long-term housing</p> <ul style="list-style-type: none"> <li>• Connect households that are homeless or at risk of homelessness with easy access to the system of community and government provided services</li> <li>• Recognizes that system must include: <ul style="list-style-type: none"> <li>• Crisis intervention and short term stabilization</li> <li>• Housing</li> <li>• Case management</li> <li>• Wrap around services</li> </ul> </li> <li>• The strategy aims to improve access and outcomes for people who are homeless or at risk of homelessness in the City of Greater Sudbury</li> <li>• The HFS is currently being reviewed to improve outcomes</li> </ul>		
3. Is coordinated and integrated with all municipalities in the area OHPS 1.2(c) and HSA Part II 4(1)(g)	<ul style="list-style-type: none"> <li>• Not applicable, Greater Sudbury is a single tier municipality</li> <li>• The City meets with neighbouring Service Managers through OMSSA and NOSDA</li> </ul>	<ul style="list-style-type: none"> <li>• Not applicable, Greater Sudbury is a single tier municipality</li> </ul>	
4. Contains strategies to increase awareness of and improve access to affordable and safe housing that is	<p>Housing First Strategy</p> <ul style="list-style-type: none"> <li>• The HFS includes strategies to improve access to housing and services, including homelessness</li> </ul>	<ul style="list-style-type: none"> <li>• A need for increased awareness of supports and services was identified through the consultations for the Housing</li> </ul>	<ul style="list-style-type: none"> <li>• Policy options required in Housing and Homelessness Background Study</li> </ul>

Provincial Requirements	Existing Service Manager Plan(s) and Actions Taken as Part of Housing and Homelessness Background Study Leading Up to Identification of Policy Options	Gaps in Meeting the Requirements	Areas Requiring Policy Options
<p>linked to supports, homelessness prevention and social programs and services</p> <p>OHPS 1.2(d)</p>	<p>prevention</p> <p>Affordable Housing Strategy</p> <ul style="list-style-type: none"> <li>• The AHS includes a strategy for the City to support the expansion of the supply of transitional and supportive housing where possible to enable homeless individuals to move towards a more stable housing situation and receive the supports needed</li> <li>• The AHS includes a strategy to provide ongoing education to the community about the needs of homeless individuals and potential solutions to homelessness</li> <li>• It also identifies ongoing actions : <ul style="list-style-type: none"> <li>• The City has ongoing efforts in homelessness prevention for existing social services recipients and social housing tenants</li> <li>• Transitional housing providers liaise with the City's Social Services to co-ordinate services related to income, shelter allowance, counseling,</li> <li>• Transitional housing providers co-ordinate ongoing service provision with non-profit housing providers and private sector landlords as required in order to ensure a successful transition to permanent housing</li> </ul> </li> </ul>	<p>and Homelessness Background Study</p>	<p>related to increasing increased awareness of available supports and services</p>

Provincial Requirements	Existing Service Manager Plan(s) and Actions Taken as Part of Housing and Homelessness Background Study Leading Up to Identification of Policy Options	Gaps in Meeting the Requirements	Areas Requiring Policy Options
<p>5. Contains strategies to identify and reduce gaps in programs, services and supports and focus on achieving positive outcomes for individuals and families OHPS 1.2(e) and HSA Part II 4(1)(a)</p>	<p>Housing First Strategy</p> <ul style="list-style-type: none"> <li>The HFS is currently being reviewed, with the aim of reducing gaps and achieving better outcomes</li> </ul> <p>Affordable Housing Strategy</p> <ul style="list-style-type: none"> <li>The AHS identifies gaps and includes a strategy for the City to monitor the homelessness situation and identify programs and initiatives for meeting identified needs</li> </ul> <p>Official Plan (OP)</p> <ul style="list-style-type: none"> <li>The OP includes policies that the City should measure the effectiveness of its housing policies by: <ul style="list-style-type: none"> <li>monitoring annual housing market conditions based on data available from Statistics Canada, CMHC and the Housing Services Section (social housing waiting list); and,</li> <li>reviewing housing targets and policies every five years coinciding with the release of new Census data.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Strategies to reduce gaps are not fully documented in existing plans</li> </ul>	<ul style="list-style-type: none"> <li>Policy options required in Housing and Homelessness Background Study to review OP policies on Housing First Strategy and every five years to identify and reduce gaps in programs, services and supports</li> </ul>
<p>6. Contains local housing policies and short and long-term housing objectives and targets relating to housing needs OHPS 1.2(f); HSA Part II 6(2)(b); O.Reg. 367/11 Part</p>	<p>Housing First Strategy</p> <ul style="list-style-type: none"> <li>The Housing First Strategy strives to achieve the following goals: <ul style="list-style-type: none"> <li>Assist households at risk of homelessness to retain housing</li> <li>Assist households experiencing homelessness</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Objectives and targets should be developed to address all of the housing issues identified in the Housing and Homelessness Background Study</li> </ul>	<ul style="list-style-type: none"> <li>Objectives and targets required in the Housing and Homelessness Background Study to address all of the housing issues</li> </ul>

Provincial Requirements	Existing Service Manager Plan(s) and Actions Taken as Part of Housing and Homelessness Background Study Leading Up to Identification of Policy Options	Gaps in Meeting the Requirements	Areas Requiring Policy Options
III 3(2)(2); and PPS,2005 1.4.3(a) <sup>3</sup>	<p>to obtain and keep long-term housing</p> <ul style="list-style-type: none"> <li>• Connect households that are homeless or at risk of homelessness with easy access to the system of community and government provided services</li> </ul> <p>Affordable Housing Strategy</p> <ul style="list-style-type: none"> <li>• The goal of the Strategy is to ensure strategies are put in place along the full housing continuum which facilitate citizen access to affordable housing</li> <li>• The Affordable Housing Strategy outlines a number of strategies that the City will use to meet its affordable housing targets</li> </ul> <p>Official Plan</p> <ul style="list-style-type: none"> <li>• The OP includes housing objectives</li> <li>• The OP includes targets for new housing development by housing type, tenure, and affordability</li> <li>• The OP includes policies aimed at addressing the housing needs and achieving these targets</li> </ul>		identified
7. Provides for public consultation, progress measurement and reporting	<p>Housing First Strategy</p> <ul style="list-style-type: none"> <li>• The HFS included a recommendation that an annual report card be developed to measure how well the implementation of system integration is succeeding</li> </ul>	<ul style="list-style-type: none"> <li>• The existing report card on homelessness is more of a communication tool than a tool to measure progress with</li> </ul>	<ul style="list-style-type: none"> <li>• Policy options for plans for public consultation, progress measurement, and</li> </ul>

<sup>3</sup> It should be noted that the Ontario Provincial Policy Statement, 2005 is currently under review



Provincial Requirements	Existing Service Manager Plan(s) and Actions Taken as Part of Housing and Homelessness Background Study Leading Up to Identification of Policy Options	Gaps in Meeting the Requirements	Areas Requiring Policy Options
OHPS 1.2(g)	<p>in the City of Greater Sudbury for people who are homeless or at risk of becoming homeless</p> <ul style="list-style-type: none"> <li>An annual report card on homelessness has been prepared for the past few years</li> </ul> <p>Official Plan</p> <ul style="list-style-type: none"> <li>The OP contains policies that the City should monitor annual housing market conditions and review targets and policies every five years</li> </ul> <p>Housing and Homelessness Background Study</p> <ul style="list-style-type: none"> <li>The Housing and Homelessness Background Study included opportunities for public consultation</li> <li>The Housing and Homelessness Background Study measured progress and reported on achievement of existing housing targets</li> </ul>	<p>achieving objectives and targets and could be fine-tuned to provide additional progress measurement</p> <ul style="list-style-type: none"> <li>Policies should outline plans for public consultation, progress measurement, and reporting</li> </ul>	<p>reporting required as part of The Housing and Homelessness Background Study</p>
8. Contains a description of the measures proposed to meet the objectives and targets HSA Part II 6(2)(c) and O.Reg. 367/11 Part III 3(2)(3)	<p>Housing First Strategy</p> <ul style="list-style-type: none"> <li>The HFS outlines next steps and recommendations for the City with moving forward to implement the HFS</li> </ul> <p>Affordable Housing Strategy</p> <ul style="list-style-type: none"> <li>The AHS includes a range of strategies aimed at achieving the City's affordable housing goals</li> </ul> <p>Official Plan</p> <ul style="list-style-type: none"> <li>The OP includes policies aimed at achieving the housing objectives of the OP</li> </ul>	<ul style="list-style-type: none"> <li>Additional measures (policy options/ strategies) will need to be identified to address the new objectives and targets developed through the Housing and Homelessness Background Study</li> </ul>	<ul style="list-style-type: none"> <li>Policy options required in the Housing and Homelessness Background Study to address the new objectives and targets developed through the Housing and Homelessness Background Study</li> </ul>

Provincial Requirements	Existing Service Manager Plan(s) and Actions Taken as Part of Housing and Homelessness Background Study Leading Up to Identification of Policy Options	Gaps in Meeting the Requirements	Areas Requiring Policy Options
<p>9. Contains a description of how progress toward meeting the targets will be measured</p> <p>HSA Part II 6(2)(d) and O.Reg. 367/11 Part III 3(2)(4)</p>		<ul style="list-style-type: none"> <li>A description of how progress towards meeting the targets will be measured is required as part of the Housing and Homelessness Background Study</li> <li>Housing indicators are being developed by the Province to measure the performance of the housing system. They will be used as a means of comparison across all Service Manager areas and can be used in support of housing and homelessness plans</li> </ul>	<ul style="list-style-type: none"> <li>Policy options are required as part of the Housing and Homelessness Background Study for how progress towards meeting the targets will be measured</li> </ul>
<p><b>Goal of Ending Homelessness</b></p> <p><u>Anticipated Results:</u> Communities will have strategies to prevent and reduce homelessness and to assist people who are homeless to find and keep housing. It must be demonstrated that these strategies have a measurable impact on at-risk and homeless individuals and families.</p>			
<p>10. Provides measures to prevent homelessness by supporting people to stay in their homes including eviction prevention measures and the provision of supports appropriate to clients' needs</p>	<p>Housing First Strategy</p> <ul style="list-style-type: none"> <li>HFS includes eviction prevention measures and the provision of supports appropriate to clients' needs</li> </ul> <p>Affordable Housing Strategies</p> <ul style="list-style-type: none"> <li>Ongoing actions identified in the AHS include delivery of homelessness prevention programs, (now Consolidated Homelessness Prevention</li> </ul>	<ul style="list-style-type: none"> <li>The consultations for the Housing and Homelessness Background Study identified a lack of awareness and insufficient availability of crisis services, including for individuals with mental health or addictions issues, or seniors</li> </ul>	<ul style="list-style-type: none"> <li>Policy options required in Housing and Homelessness Background Study related to increasing increased awareness of awareness of crisis</li> </ul>

Provincial Requirements	Existing Service Manager Plan(s) and Actions Taken as Part of Housing and Homelessness Background Study Leading Up to Identification of Policy Options	Gaps in Meeting the Requirements	Areas Requiring Policy Options
OHPS 2.2(a)	Initiative)	requiring immediate support services	services
11. Based on a Housing First philosophy and developed in consultation with a broad range of local stakeholders including those who have experienced homelessness OHPS 2.2(b)	<p>Housing First Strategy</p> <ul style="list-style-type: none"> <li>The HFS guides housing and homelessness services in the community. It was developed in consultation with local stakeholders. Individuals who have experienced homelessness were recently consulted as part of the review of the Strategy</li> <li>City working on review of existing Housing First Strategy in 2013</li> </ul>	<ul style="list-style-type: none"> <li>Satisfied by existing policy</li> </ul>	
12. Supports innovative strategies to address homelessness OHPS 2.2(c)	<p>Housing First Strategy</p> <ul style="list-style-type: none"> <li>The City was a relatively early adopter of the innovative housing first approach</li> </ul> <p>Official Plan</p> <ul style="list-style-type: none"> <li>The OP supports innovation in housing design and development that minimizes costs in the production of affordable housing by having policies to: <ul style="list-style-type: none"> <li>permit alternative development standards where appropriate;</li> <li>encourage innovative forms of multiple housing and converted dwellings in order to achieve cost efficiencies in the provision of housing;</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Satisfied by existing policy</li> </ul>	

Provincial Requirements	Existing Service Manager Plan(s) and Actions Taken as Part of Housing and Homelessness Background Study Leading Up to Identification of Policy Options	Gaps in Meeting the Requirements	Areas Requiring Policy Options
	<p>and,</p> <ul style="list-style-type: none"> <li>• encourage innovation in housing tenure and financing.</li> <li>• The OP also identifies programs to support housing innovation, including: <ul style="list-style-type: none"> <li>• Disseminate information to private and non-profit housing providers about new ideas and approaches to the design and development of affordable housing;</li> <li>• Encourage self-help housing groups that have the capacity to design and develop affordable forms of housing; and,</li> <li>• Encourage innovative techniques and approaches to energy efficiency in housing design and development in order to reduce energy consumption and lower long-term operating costs.</li> </ul> </li> </ul>		
<p>13. Includes the provision of supports prior to and after obtaining housing to facilitate transitioning people from the street and shelters to safe, adequate and stable housing</p> <p>OHPS 2.2(d)</p>	<p>Housing First Strategy</p> <ul style="list-style-type: none"> <li>• The HFS includes the provision of supports prior to and after obtaining housing</li> <li>• Homelessness Network agencies have a key role in the provision of supports prior to and after obtaining housing</li> </ul>	<ul style="list-style-type: none"> <li>• The Housing and Homelessness Background Study identified the following gaps in the provision of supports prior to and after obtaining housing: <ul style="list-style-type: none"> <li>• There are insufficient supports to assist homeless individuals with multiple</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Policy options required in Housing and Homelessness Background Study related to supports to assist homeless individuals with multiple barriers in obtaining and</li> </ul>

Provincial Requirements	Existing Service Manager Plan(s) and Actions Taken as Part of Housing and Homelessness Background Study Leading Up to Identification of Policy Options	Gaps in Meeting the Requirements	Areas Requiring Policy Options
		<p>barriers in obtaining and maintaining their housing</p> <ul style="list-style-type: none"> <li>• There is a lack of awareness and availability of supports to tenants with special needs, and support and assistance for landlords in managing these tenancies</li> <li>• Social housing providers and private landlords are not aware of the services available to support their tenants and their role and responsibilities in supporting successful tenancies</li> <li>• Some individuals lack the life skills to maintain successful tenancies, including youth households, and there is insufficient availability of life skills training</li> <li>• The availability of community supports is not sufficient for special priority (victims of</li> </ul>	<p>maintaining their housing, and provide supports to tenants with complex needs in maintaining their housing</p>

Provincial Requirements	Existing Service Manager Plan(s) and Actions Taken as Part of Housing and Homelessness Background Study Leading Up to Identification of Policy Options	Gaps in Meeting the Requirements	Areas Requiring Policy Options
		domestic violence) social housing tenants who have multiple barriers to successful tenancies	
<b>Non-Profit Housing Corporations and Non-Profit Co-Operatives</b> <u>Anticipated Results:</u> Community-based approaches to social housing are maintained through the continuous engagement and support of non-profit housing corporations and non-profit co-operatives so that affordable options that exist today will continue to be available in the future.			
14. Reflects the active engagement of non-profit housing corporations in current and future needs planning OHPS 3.2(a)	<ul style="list-style-type: none"> <li>The City holds annual meetings with the non-profit housing corporations</li> </ul> Housing and Homelessness Background Study <ul style="list-style-type: none"> <li>Housing providers were consulted as part of the development of the Housing and Homelessness Background Study</li> </ul>	<ul style="list-style-type: none"> <li>The consultations for the Housing and Homelessness Background Study identified the need for additional engagement of non-profit housing corporations in current and future needs planning</li> </ul>	<ul style="list-style-type: none"> <li>Policy options required in Housing and Homelessness Background Study related to engagement of non-profit housing corporations in current and future needs planning</li> </ul>
15. Includes strategies to support non-profit housing corporations in the delivery of affordable housing OHPS 3.2(b) and HSA Part II 4(1)(c)	Affordable Housing Strategy <ul style="list-style-type: none"> <li>The AHS identifies the following ongoing actions to support the creation of affordable housing:               <ul style="list-style-type: none"> <li>The municipality has a new multi-residential property tax class where new units are subject to the residential tax rate for 35 years</li> <li>The municipality has designated the former Sudbury downtown area as exempt from development charges</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Additional strategies are required to support non-profit housing corporations in the delivery of affordable</li> <li>Consultations for the Housing and Homelessness Background Study identified the need for additional support for non-profit housing corporations in the delivery of affordable</li> </ul>	<ul style="list-style-type: none"> <li>Policy options required in Housing and Homelessness Background Study to provide additional support for non-profit housing corporations in the delivery of affordable housing</li> </ul>

Provincial Requirements	Existing Service Manager Plan(s) and Actions Taken as Part of Housing and Homelessness Background Study Leading Up to Identification of Policy Options	Gaps in Meeting the Requirements	Areas Requiring Policy Options
		housing through training (staff, board, volunteers), including to understand and deal with complex needs of tenants, and support in preparing funding submissions, as well as bulk purchasing of services	
<p>16. Includes strategies to support ongoing access to affordable housing by preserving existing social housing capacity</p> <p>OHPS 3.2(c)</p>	<p>Affordable Housing Strategy</p> <ul style="list-style-type: none"> <li>The AHS identifies as an ongoing action that the City provides funding and services to non-profit housing providers ensuring that projects remain viable and that needy households are being served</li> <li>The AHS includes a strategy to review both the short and long term capital needs of the existing social housing portfolio and assist the non-profit providers in establishing/implementing appropriate maintenance and capital plans; assist the non-profit providers in accessing the necessary funding to keep their projects viable. Where appropriate oversee the proper expenditure of funds</li> <li>The AHS includes a strategy to double the cap on the City's Social Housing Reserve from its current level</li> </ul> <p>From time to time, the City collaborates with ONPHA and HSC to provide training to housing providers</p>	<ul style="list-style-type: none"> <li>The consultations for the Housing and Homelessness Background Study identified capacity challenges for smaller housing providers, and identified the need for additional efforts to support the capacity of existing social housing providers: <ul style="list-style-type: none"> <li>To review the long term capital needs of the existing social housing portfolio and assist the non-profit providers in establishing/ implementing appropriate maintenance and capital plans</li> <li>To ensure the social housing stock reflects the demands of the applicant</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Policy options required in Housing and Homelessness Background Study to support the capacity of existing social housing providers</li> </ul>



Provincial Requirements	Existing Service Manager Plan(s) and Actions Taken as Part of Housing and Homelessness Background Study Leading Up to Identification of Policy Options	Gaps in Meeting the Requirements	Areas Requiring Policy Options
		<p>waiting list and changing demographics of the population</p> <ul style="list-style-type: none"> <li>• To assist housing providers in planning for the expiry of social housing operating agreements</li> </ul>	
<b>Private Market</b> <p><u>Anticipated Results:</u> Current and future housing needs within the service area that can be addressed by the private market are identified, targets established, and progress is measured. Second units and garden suites are promoted and supported.</p>			
<p>17. Sets out a strategy to generate municipal support for an active and vital private ownership and rental market, including second units and garden suites as a necessary part of the housing continuum including affordable home ownership where appropriate</p> <p>OHPS 4.2</p>	<p>Affordable Housing Strategy</p> <ul style="list-style-type: none"> <li>• The AHS includes strategies: <ul style="list-style-type: none"> <li>• To encourage developers/landlords to provide a wide range of housing types and forms suitable to meet the housing needs of current and future residents</li> <li>• To establish a policy where surplus municipal properties, where appropriate, are available for the provision of affordable housing</li> <li>• To offer incentives where appropriate to facilitate the provision of affordable housing</li> </ul> </li> <li>• The AHS notes that the City engages the development community through the Development Liaison Advisory Committee</li> </ul>	<ul style="list-style-type: none"> <li>• Policy revisions are required to provide additional support for the creation of second units and garden suites</li> </ul>	<ul style="list-style-type: none"> <li>• Policy options (Official Plan and Zoning Bylaw policy) required as part of the Housing and Homelessness Background Study on second units</li> </ul>

Provincial Requirements	Existing Service Manager Plan(s) and Actions Taken as Part of Housing and Homelessness Background Study Leading Up to Identification of Policy Options	Gaps in Meeting the Requirements	Areas Requiring Policy Options
	<p>Official Plan</p> <ul style="list-style-type: none"> <li>The OP includes a number of policies to support an active private market, including land use policies to ensure sufficient zoned land to meet needs, and strategies for preserving designated high density lands, strategies to support innovation in housing design and development, encouragement of accessibility, and targets for the desired housing mix</li> <li>The OP allows for garden suites as a temporary use and allows second suites through a re-zoning process</li> </ul>		
<p><b>Coordination with Other Community Services</b></p> <p><u>Anticipated Results:</u> Improved integration of housing and homelessness plan and services with other human services planning and delivery will result in better outcomes for the people accessing the services.</p>			
<p>18. Demonstrates how progress will be made in moving toward integrated human services planning and delivery</p> <p>OHPS 5.2 and HSA Part II 4(1)(g)</p>	<p>Housing First Strategy</p> <ul style="list-style-type: none"> <li>The HFS outlines a continuum on which the community can track its progress towards system integration</li> <li>The City's Housing and Social Services departments engage in close communication and collaboration</li> </ul> <p>Human Services Strategy</p> <ul style="list-style-type: none"> <li>A Human Services was prepared in 2003. It presents five strategic areas to direct social policy, planning and development at the municipal level in order to</li> </ul>	<ul style="list-style-type: none"> <li>This requirement is substantially addressed</li> </ul>	

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	<p>achieve the quality of life to which Sudbury residents aspire:</p> <ul style="list-style-type: none"> <li>• Strategic Direction #1: Social Inclusion: Understanding the Process</li> <li>• Strategic Direction #2: Strengthening Civic Participation</li> <li>• Strategic Direction #3: Investing in Social Infrastructure</li> <li>• Strategic Direction #4: Achieving Population Growth: A Place at the Table for Everyone</li> <li>• Strategic Direction #5: Reducing Poverty: Access to Education, Training, Employment and the Basics</li> </ul> <p>Community Development Department</p> <ul style="list-style-type: none"> <li>• The City's human services (including Citizen Services, Housing Services, Leisure Services, Senior Services, and Social Services) are all within the Community Development Department</li> <li>• Integrated planning teams are used for various projects with common interests</li> <li>• Housing Providers are encouraged to coordinate, collaborate, and integrate</li> </ul>		
<p><b>A Broad Range of Community Needs</b></p> <p><u>Anticipated Results:</u> Community integration and diversity reflected through meeting the needs of people with disabilities, victims of domestic violence,</p>			

Provincial Requirements	Existing Service Manager Plan(s) and Actions Taken as Part of Housing and Homelessness Background Study Leading Up to Identification of Policy Options	Gaps in Meeting the Requirements	Areas Requiring Policy Options
Aboriginal people living off-reserve, and those in other locally defined groups.			
19. Contains an assessment of the current and future housing need within the service manager's service area  HSA Part II 4(1)(h); HSA Part II 6(2)(a); and O. Reg. 367/11 Part III 3(2)(1)	Housing and Homelessness Background Study <ul style="list-style-type: none"> <li>Updated assessment of housing needs prepared as part of Housing and Homelessness Background Study</li> </ul>	<ul style="list-style-type: none"> <li>Satisfied by Housing and Homelessness Background Study</li> </ul>	
20. Contains an assessment of needs that identifies and sets local requirements for accessible housing and homelessness services for people with disabilities, including those who have mental health needs or illness and/or substance use issues  OHPS 6.2(a) and O.Reg. 367/11 Part III 3(3)(2)	Accessibility Plan <ul style="list-style-type: none"> <li>The City's Accessibility Plan estimates the number of people with disabilities</li> </ul> Housing and Homelessness Background Study <ul style="list-style-type: none"> <li>Consultations with agencies representing persons with disabilities and Accessibility Advisory Panel members undertaken as part of Housing and Homelessness Background Study</li> <li>Analysis of housing needs of persons with disabilities identified as part of the Housing and Homelessness Background Study</li> </ul>	<ul style="list-style-type: none"> <li>Consultations for the Housing and Homelessness Background Study identified gaps in meeting the needs of persons with disabilities</li> <li>Strategies required on how the housing needs of persons with disabilities will be addressed</li> </ul>	<ul style="list-style-type: none"> <li>Policy options required in Housing and Homelessness Background Study on how the housing needs of people with disabilities will be addressed</li> </ul>
21. Identifies the housing needs of victims of domestic violence and includes a strategy setting out how these housing will be	Housing and Homelessness Background Study <ul style="list-style-type: none"> <li>Consultations with agencies serving victims of domestic violence and social and affordable housing providers as part of the Housing and Homelessness</li> </ul>	<ul style="list-style-type: none"> <li>Consultations for the Housing and Homelessness Background Study identified gaps in meeting the needs of victims of</li> </ul>	<ul style="list-style-type: none"> <li>Policy options required in Housing and Homelessness Background Study on</li> </ul>

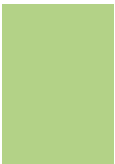
Provincial Requirements	Existing Service Manager Plan(s) and Actions Taken as Part of Housing and Homelessness Background Study Leading Up to Identification of Policy Options	Gaps in Meeting the Requirements	Areas Requiring Policy Options
addressed and managed at the local level in coordination with other community-based services and supports OHPS 6.2(b) and O.Reg. 367/11 Part III 3(3)(1)	Background Study <ul style="list-style-type: none"> <li>Analysis of housing needs of victims of domestic violence identified as part of the Housing and Homelessness Background Study</li> </ul>	domestic violence <ul style="list-style-type: none"> <li>Strategies required on how the housing needs of victims of domestic violence will be addressed in coordination with other community-based services and supports</li> </ul>	how the housing needs of victims of domestic violence will be addressed and managed in coordination with other community-based services and supports
22. Identifies and considers the housing needs of Aboriginal Peoples living off-reserve OHPS 6.2(c)	Housing and Homelessness Background Study <ul style="list-style-type: none"> <li>Analysis of housing needs of Aboriginal People identified as part of the Housing and Homelessness Background Study</li> </ul>	<ul style="list-style-type: none"> <li>Consultations for the Housing and Homelessness Background Study identified gaps in meeting the needs of Aboriginal People</li> <li>Strategies required on how the housing needs of Aboriginal People will be addressed</li> </ul>	<ul style="list-style-type: none"> <li>Policy options required in Housing and Homelessness Background Study on how the housing needs of Aboriginal People will be addressed</li> </ul>
23. Reflects the evolving demographics of the community and addresses the needs of specific local groups. Local groups might include: seniors, youth, women, immigrants, persons released from custody or under community	Housing and Homelessness Background Study <ul style="list-style-type: none"> <li>Demographics examined through the Housing and Homelessness Background Study</li> </ul>	<ul style="list-style-type: none"> <li>Satisfied by Housing and Homelessness Background Study</li> </ul>	

Provincial Requirements	Existing Service Manager Plan(s) and Actions Taken as Part of Housing and Homelessness Background Study Leading Up to Identification of Policy Options	Gaps in Meeting the Requirements	Areas Requiring Policy Options
supervision, Crown Wards, and Franco-Ontarians OHPS 6.2(d)			
24. Allows for a range of housing options to meet a broad range of needs HSA Part II 4(1)(i)	<p>Affordable Housing Strategy</p> <ul style="list-style-type: none"> <li>The AHS includes a range of strategies to allow for a broad range of housing options to meet a broad range of needs</li> </ul> <p>Official Plan</p> <ul style="list-style-type: none"> <li>The OP Includes a range of strategies to allow for a broad range of housing options to meet a broad range of needs</li> </ul>	<ul style="list-style-type: none"> <li>The Housing and Homelessness Background Study identified the need for strategies to support a broad range of housing options</li> </ul>	<ul style="list-style-type: none"> <li>Policy options required in Housing and Homelessness Background Study to support a broad range of housing options</li> </ul>
<p><b>Environmental Sustainability and Energy Conservation</b></p> <p><u>Anticipated Results:</u> Specific strategies will be identified to build a more energy efficient publicly funded housing portfolio while helping create a stronger, cleaner economy that better protects the environment.</p>			
25. Demonstrates a commitment to improve the energy efficiency of existing and future publicly funded housing stock. This includes support for energy conservation and energy efficiency through operating programs, tenant engagement, housing located near transportation	<ul style="list-style-type: none"> <li>The City has provided funding to housing providers to conduct Building Condition Audits</li> </ul> <p>Official Plan</p> <ul style="list-style-type: none"> <li>The OP Includes general policies to support energy conservation and energy efficiency within the City</li> </ul>	<ul style="list-style-type: none"> <li>Existing Service Manager plans do not specifically support energy conservation and energy efficiency programs of existing and future publicly funded housing stock</li> </ul>	<ul style="list-style-type: none"> <li>Policy options required in Housing and Homelessness Background Study to improve the energy efficiency of existing and future publicly funded housing stock</li> </ul>

Provincial Requirements	Existing Service Manager Plan(s) and Actions Taken as Part of Housing and Homelessness Background Study Leading Up to Identification of Policy Options	Gaps in Meeting the Requirements	Areas Requiring Policy Options
<p>choices, and innovative investment decisions such as the installation of renewable energy and low carbon technologies</p> <p>OHPS 7.2 and HSA Part II 4(1)(l)</p>			
<b>Addressing Matters of Provincial Interest</b>			
<p>26. Addresses areas of provincial interest:</p> <ul style="list-style-type: none"> <li>a. Focused on achieving positive outcomes for individuals and families</li> <li>b. Addresses the housing needs of individuals and families in order to help address other challenges they face</li> <li>c. Has a role for non-profit corporations and non-profit housing cooperatives</li> <li>d. Has a role for the private market in meeting housing needs</li> </ul>	<p>As outlined above, the Housing First Strategy, Affordable Housing Strategy, and Official Plan fully address the following areas of Provincial interest:</p> <ul style="list-style-type: none"> <li>• Focused on achieving positive outcomes for individuals and families</li> <li>• Addresses the housing needs of individuals and families in order to help address other challenges they face</li> <li>• Has a role for the private market in meeting housing needs</li> <li>• Treats individuals and families with respect and dignity</li> <li>• Is coordinated with other community services</li> <li>• Is relevant to local circumstances</li> <li>• Allows for a range of housing options to meet a broad range of needs</li> </ul>	<ul style="list-style-type: none"> <li>• The following matters of Provincial interest will need to be addressed in the Housing and Homelessness Background Study. <ul style="list-style-type: none"> <li>• Has a role for non-profit corporations and non-profit housing cooperatives</li> <li>• Provides for partnerships among governments and others in the community</li> <li>• Ensures appropriate accountability for public funding</li> <li>• Is delivered in a manner that promotes</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• The Housing and Homelessness Background Study needs to have regard for the areas of provincial interest and in particular, the LTHAS key principles, those being: <ul style="list-style-type: none"> <li>○ People-centred</li> <li>○ Partnership-based</li> <li>○ Locally driven</li> <li>○ Supportive</li> <li>○ Inclusive</li> </ul> </li> </ul>



Provincial Requirements	Existing Service Manager Plan(s) and Actions Taken as Part of Housing and Homelessness Background Study Leading Up to Identification of Policy Options	Gaps in Meeting the Requirements	Areas Requiring Policy Options
<ul style="list-style-type: none"> <li>e. Provides for partnerships among governments and others in the community</li> <li>f. Treats individuals and families with respect and dignity</li> <li>g. Is coordinated with other community services</li> <li>h. Is relevant to local circumstances</li> <li>i. Allows for a range of housing options to meet a broad range of needs</li> <li>j. Ensures appropriate accountability for public funding</li> <li>k. Supports economic prosperity</li> <li>l. Is delivered in a manner that promotes environmental sustainability and energy conservation</li> </ul>	<ul style="list-style-type: none"> <li>• Supports economic prosperity</li> <li>• Is delivered in a manner that promotes environmental sustainability and energy conservation</li> </ul>	<p>environmental sustainability and energy conservation</p>	<ul style="list-style-type: none"> <li>○ Fiscally responsible</li> </ul>



City of Greater Sudbury  
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