


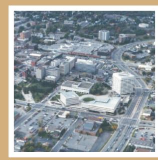
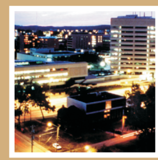


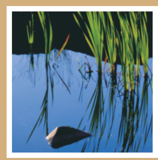
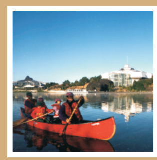
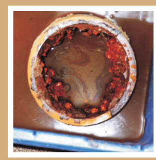


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April 2005

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CITY OF GREATER SUDBURY
HOUSING BACKGROUND STUDY

FINAL REPORT

APRIL 2005

SOCIAL HOUSING STRATEGISTS

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EXECUTIVE SUMMARY

- **Background**

The City of Greater Sudbury is embarking on the preparation and adoption of a new Official Plan under the *Planning Act* for the newly amalgamated City.

As part of the plan review process, a number of Background Studies are being carried out to provide technical information on various critical issues that are to be addressed in the policies and programs of the new Official Plan. This Housing Background Study is one of these studies.

- **Study Description**

The Housing Background Study consists of the preparation of inventories and analyses of housing and housing related information in the City of Greater Sudbury. The Study also identifies and analyzes housing issues that need to be addressed by the City and suggests options and approaches to be considered for Official Plan policies on housing.

- **Study Approach and Format**

The work program for the Study incorporated a range of research and consultation techniques, including review of available relevant literature and reports, statistical analysis, focus groups, and one-on-one interviews. In addition, a number of key documents were considered in the preparation of the Housing Background Study, including existing official plan policies, the existing and proposed Provincial Policy Statement on Housing, existing municipal housing statements, and changes in the planning context (i.e. physical, social, legislative and senior government policy).

The study consists of two parts. Part One consists of a housing demand and supply analysis. Part Two consists of a review of existing housing policies and suggests options and approaches for housing policies to be incorporated into the new Official Plan.

- ## Findings of Part One: Housing Demand and Supply Analysis

Using a wide range of data sources and information obtained from consultations with local housing stakeholders, a number of needs and issues that should be addressed through housing policies contained in the new Official Plan were identified. These are summarized as follows:

1. There is a Need to Address the Housing Requirements of a Growing Seniors Population

The seniors population is growing, despite an overall decline in population. All three population projection scenarios suggest that the age groups 65 and older will experience substantial growth in the 20 year period 2001 to 2021. Seniors living on the basic government pension and fixed incomes face major affordability issues due to rising costs of utilities and maintenance on a relatively older housing stock throughout the City of Greater Sudbury. The City of Greater Sudbury accessibility report suggests that the existing and new housing stock is not catering to these types of specialty needs.

2. Despite the Number of Affordable Resale Homes on the Market, There are a Number of Factors Pointing to a Strong Demand for Affordable Housing

First, the employment shift from primary to tertiary sector and the resulting strong reliance on the service sector industry may lead to a large number of wage earning households with limited income opportunities, resulting in a stronger demand for modest housing. Given the trend towards a greater share of employment in the service sector, this need is likely to grow over time. Second, the cyclical nature of the local economy also points to a need to ensure a significant supply of affordable housing is available for those individuals and households experiencing economic uncertainty. Third, renters earning less than $30,000 per year continue to face affordability problems in the private market, especially single and lone-parent renters.

3. Some Segments of the Population Require Rental Subsidies To Meet Their Housing Needs

The incidence of low income households, especially among single people, points to the need for additional rent supplements or other forms of rental subsidy for low-income households. The private rental market will not be able to meet the housing needs of these households even if it is able to create new affordable units. Consequently, in the medium and high household growth projections, a large portion of the projected rental units should be subsidized since households with incomes less than $20,000 could afford to pay a maximum of $500 per month in rent. Currently, assisted housing units represent 21% of the rental stock in Greater Sudbury. It is suggested that this level be maintained for new rental housing units coming on stream.

4. **There is a Need to Promote a Mix of Housing Types in Order to Develop New Housing Stock which is More Diversified and Affordable to a Range of Household Incomes**

Overall, the City of Greater Sudbury has a higher proportion of single detached stock than in Ontario. With an increasingly older population, it will be important to offer a wider range of dwelling types for those households who want to scale down. In addition, the substantial share of non-family households (mostly singles) which are currently experiencing affordability problems would benefit from additional smaller, affordable units such as bachelor and one bedroom apartment units. Accordingly, a mix of development that provides a better overall balance of unit types would be appropriate.

The demand and supply analysis suggests a proposed mix of new units based on tenure projections, income distributions and affordability. The natural increase (medium) scenario would suggest a proposed mix of 25% high density (apartments), 15% medium density (townhouses and semi-detached) and 60% low density (single detached) development. The in-migration (high) scenario would suggest a proposed mix of 35% high density (apartments), 15% medium density (rows and semi-detached) and 50% low density (single detached) development.

5. **There is a Need to Monitor the Condition of the Housing Stock, Especially the Rental Housing Stock**

The Greater Sudbury housing stock is somewhat older than the provincial standard with the great majority of the rental stock at least 25 years old. In addition, the housing stock in Greater Sudbury is in slightly poorer condition than the provincial standard. Property maintenance complaints received by the City have shown a substantial increase in complaints over the last 10 years. This increase in property maintenance complaints may be indicative of the aging of the housing stock, especially the rental housing stock where almost three-quarters of the stock is more than 20 years old. In addition, it was noted by community representatives that some affordable housing that is available through private landlords is substandard. Efforts may be necessary by the City to address these concerns.

6. **There is a Need to Maintain a Supply of Lands Suitably Zoned and Available for Rental Housing Development**

In view of the ongoing demand for rental housing, it is important that the City maintain a sufficient supply of lands suitably zoned and available for rental housing development.

7. **The Provision of Emergency Shelters and Services Needs to be Addressed**

A three year study has shown that the demands on emergency shelters and services, and consequently the homeless population, increased significantly between July 2000 and July 2003. The major causes of homelessness are attributed to a combination of unemployment, lack of access to social assistance, poverty and a lack of affordable housing. Recommendations of the "Report on Homelessness in Sudbury" point to, among other suggestions, a need to increase funding for shelters and beds for homeless people.

8. There is a Lack of Transitional Housing in the City

Only one transitional housing project has been identified in the City of Greater Sudbury. The lack of transitional housing units usually leads to clients remaining in emergency housing for longer periods than intended in such temporary facilities. There is a need for an expansion of transitional housing facilities.

9. There is a Demand for More Accessible Units and Supportive Housing Throughout Greater Sudbury

The City of Greater Sudbury Accessibility Plan suggests that new housing construction throughout the City of Greater Sudbury should strongly focus on providing accessible units for the frail, elderly and persons with mobility impairments. Focus group input and service-provider surveys point to a demand for more accessible units and supportive housing throughout Greater Sudbury.

Also, local agencies identified numerous gaps in housing for various client groups requiring specialized housing and supports such as persons with mental illness, persons with developmental delays, and persons with HIV/AIDS. More effort is required from local planners and policy makers to ensure that there is an adequate supply of affordable housing and supports for these groups within the City of Greater Sudbury.

10. There is a Need to Monitor the Increased Pressure from Out-of-Town Students on the Local Housing Market

An analysis of the Laurentian University residence figures suggests an inability of the University to sustain the demand for out of town students. This places additional pressure on the local housing market. Increases in community college enrolments are adding to this pressure. As well, the 'double cohort' of graduating high school students will continue to place pressure on the local housing market from out of town students over the next few years.

11. Affordable Housing and Services for Native Persons is a Concern Given their Over-Representation as Part of the Homeless Population

The City of Greater Sudbury Homelessness Study found an over- representation of Native persons among the homeless population. Waiting lists for social housing coupled with high market rents place these persons at risk of becoming homeless. It was suggested that culture-specific housing networks and services are needed in Greater Sudbury to assists this special needs group.

Findings of Part Two: Official Plan Housing Policy Directions and Options

In Part Two, the housing needs and issued identified in Part One were reviewed in the context of housing policies currently contained in the existing Official Plans of the former municipalities now comprising the amalgamated City of Greater Sudbury and in the context of the existing and proposed Provincial Policy Statement on Housing.

Part Two identified potential policy directions and options through which the identified housing needs and issues could be addressed in the new Official Plan. These potential policy directions and options cover the following areas:

- *Background*
- *Definition of Affordable Housing*
- *Affordable Housing Targets*
- *Intensification and Land Supply*
- *Diversity in Housing Type and Form*
- *Housing to Support the City's Economic Development Strategy*
- *Accessibility*
- *Innovation in Housing Design and Development*
- *Maintaining the Housing Stock*
- *Supportive Housing*
- *Homelessness*
- *Housing Partnerships*
- *Monitoring the Market*

PART ONE:
HOUSING DEMAND AND SUPPLY ANALYSIS

1 INTRODUCTION

1.1 Background

The City of Greater Sudbury is embarking on a major comprehensive review of all its existing official plans and the preparation and adoption of a new Official Plan under the *Planning Act* for the newly amalgamated City. The new Official Plan will be guided by five key principles as established by Council:

- *One Plan for One City* – a rationalized policy framework applied to the entire City;
- *A Healthy Community* – a balanced approach based on healthy community determinants;
- *Open for Business* – facilitating economic development initiatives;
- *Sustainable Development* – fostering Smart Growth and supporting ecosystem sustainability;
- *A Focus on Opportunities* – identifying areas for community improvement and promoting development initiatives.

As part of the plan review process, a number of Background Studies are being carried out to provide technical information on various critical issues that are to be addressed in the policies and programs of the new Official Plan. A Housing Background Study is one of these studies.

1.2 Study Description

The Housing Background Study consists of the preparation of inventories and analyses of housing and housing related information in the City of Greater Sudbury. The Study also identifies and analyzes housing issues that need to be addressed by the City and suggests options and approaches to be considered for Official Plan policies on housing.

1.3 Study Approach and Format

Our work program has incorporated a range of research and consultation techniques, including review of available relevant literature and reports, statistical analysis, focus groups, and one-on-one interviews. In addition, a number of key documents have been considered in the preparation of the Housing Background Study, including existing official plan policies, the existing and proposed Provincial Policy Statement on Housing, existing municipal housing statements, and changes in the planning context (i.e. physical, social, legislative and senior government policy).

The study consists of two parts. Part One consists of a housing demand and supply analysis. Part Two consists of a review of existing housing policies and suggests options and approaches for housing policies to be incorporated into the new Official Plan.

Part One relies heavily on Statistics Canada Census data. When using Census data for the City of Greater Sudbury, it is important to note the difference between the following geographic areas:

Regional Municipality of Sudbury (1996 and pre 1996 Census Data)
Prior to January 1, 2001 the Regional Municipality of Greater Sudbury was comprised of the individual municipalities of Sudbury, Capreol, Nickel Centre, Onaping Falls, Rayside-Balfour, Valley East and Walden. January 1, 2001 saw the formation of the City of Greater Sudbury as described below.

City of Greater Sudbury Census Subdivision (2001 Census population: 155,219)
The City of Greater Sudbury was formed on January 1, 2001. The new City represents the amalgamation of the former Regional Municipality of Sudbury (comprised of the former municipalities of Sudbury, Capreol, Nickel Centre, Onaping Falls, Rayside-Balfour, Valley East and Walden), as well as several unincorporated townships (Fraleck, Parkin, Aylmer, Mackelcan, Rathbun, Scadding, Dryden, Cleland and Dill).

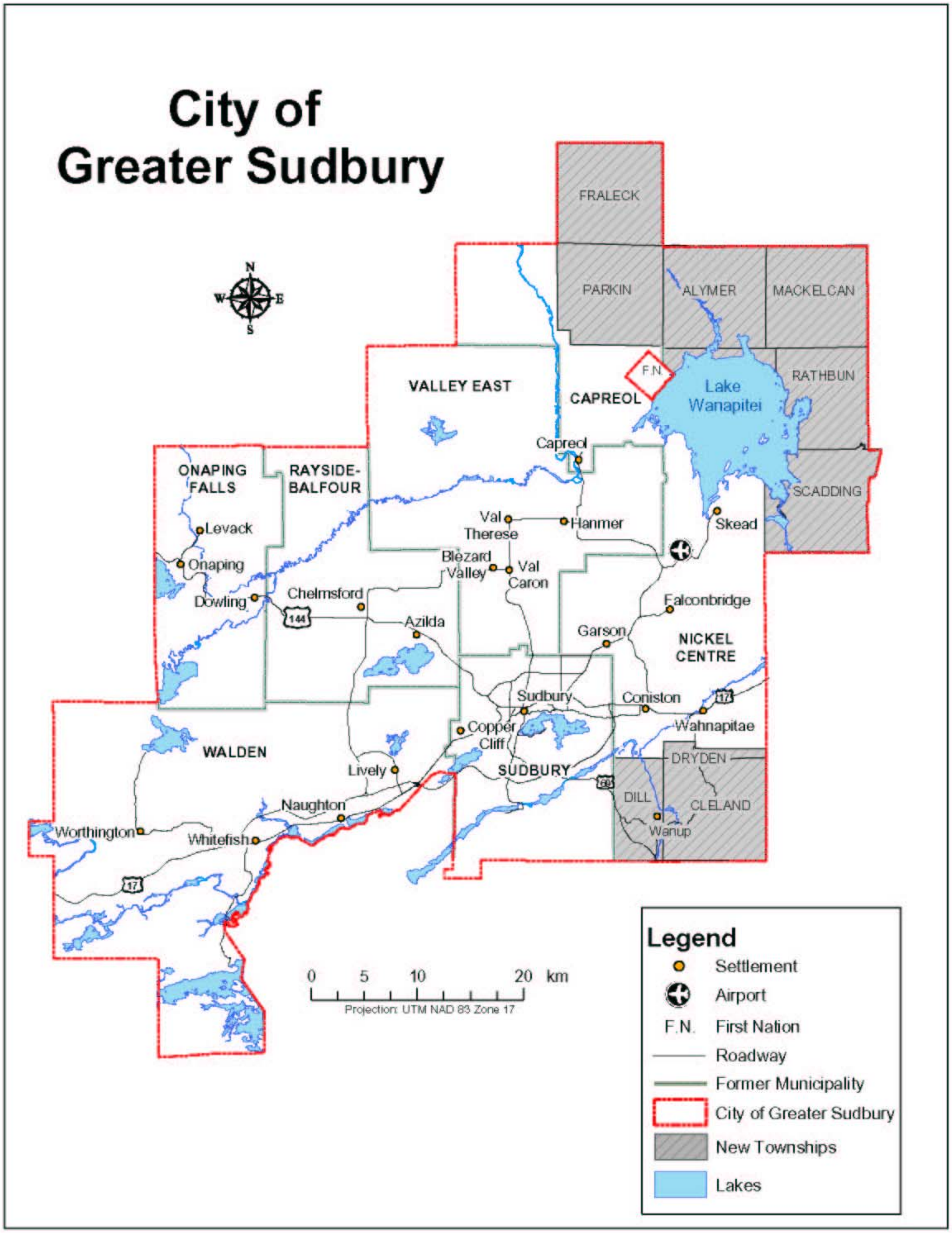
Greater Sudbury Census Metropolitan Area (2001 Census population: 155,601)
A census metropolitan area (CMA) is a very large urban area that is combined with adjacent urban and rural areas that have a high degree of social and economic integration with the urban core. Greater Sudbury CMA now replaces the former Sudbury CMA used in previous Census periods. Greater Sudbury CMA encompasses the entire City of Greater Sudbury as described above, as well as Whitefish Lake First Nation and Wanapitei First Nation. Note: Prior to the 2001 Census, the Sudbury CMA did not include the former Town of Capreol, the new townships and Wanapitei First Nation.

Greater Sudbury Census Division (2001 Census population: 155,268)
A census division (CD) is a general term applied to areas established by provincial law which are intermediate geographic areas between the municipality and the provincial level. The Greater Sudbury Census Division includes all areas of the new City of Greater Sudbury, as well as Wanapitei First Nation; however, it does not include Whitefish Lake First Nation.

1.3.1 Former Municipalities Within the City of Greater Sudbury

Area	Reference Name
Capreol	The Former Regional Municipality of Sudbury *(These terms are used when referring to the 7 municipalities as a whole in the 1996 and pre 1996 Census)*
Nickel Centre	
Onaping Falls	
Rayside-Balfour	
Sudbury	
Valley East	
Walden	
Capreol	The City of Greater Sudbury *(This term is used when referring to the 7 municipalities, plus the new townships as a whole in the 2001 Census)*
Nickel Centre	
Onaping Falls	
Rayside-Balfour	
Sudbury	
Valley East	
Walden	
New Townships	

The following map shows the area under study.



Source: Community and Strategic Planning Section, City of Greater Sudbury, August 2004

2 POPULATION AND HOUSEHOLD CHARACTERISTICS

2.1 Overview

This section provides a review of population and household trends for the City of Greater Sudbury. The review includes consideration of changes in the age of the population as well as key household characteristics such as type and size. Household creation and variation is a critical factor in determining future housing needs in the community.

2.2 Permanent Population Growth and Distribution

Due to a somewhat more volatile economic base than many other parts of Ontario, population trends tend to vary over time in the City of Greater Sudbury. Overall, the City and its predecessor, the Region, have seen a decline in the population from 1981. In 2001, the City's population stood at 155,219, down from 159,779 (in the Regional Municipality) in 1981. The population declined by 4.6% from 1981 to 1986, rebounded in the subsequent census periods (by 5.7% and 1.8% respectively), then dropped considerably, by 6.1%, in the most recent census period from 1996 to 2001. The incorporation of the population located in the new townships added approximately 1,300 to the City of Greater Sudbury population in the 2001 Census.

2.2.1 Comparative Population Growth Rates

The City of Greater Sudbury experience has been in contrast to that of the province as a whole. Ontario saw its population increase by 32.2% over the 1981 to 2001 period. This growth was fuelled primarily by in-migration to the Province (including immigrants to Canada) with little growth attributed to natural increases. By comparison, the Sudbury Region witnessed an overall drop of 3.7%. This population decline can be attributed to net out-migration, particularly among the younger age groups, many of whom left the area in search of job opportunities.

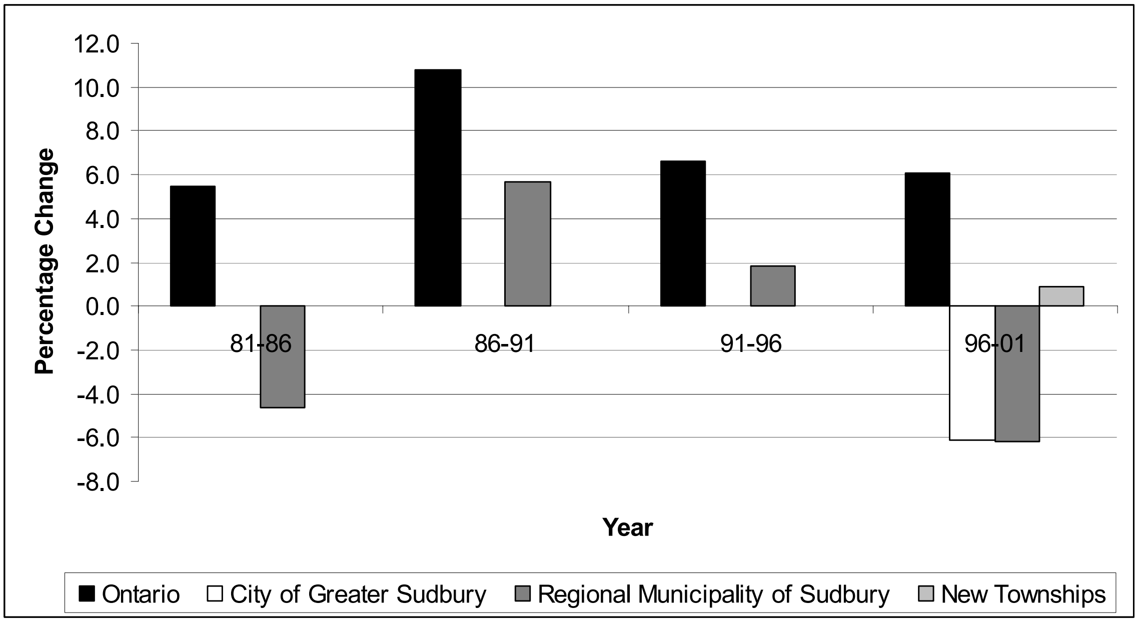
From 1982 to 1987 there was net out-migration of approximately 1,232 annually. This trend was reversed for a period as a number of initiatives (such as the relocation of the Provincial Ministry of Northern Development and Mines to Sudbury) helped to balance migration trends. Accordingly, from 1988 through 1992, there was net in-migration of 1,480 per year. In 1993, however, this trend reverted to the earlier pattern, with out-migration of 12,384 individuals to 2002 (1,376 annually), peaking at 2,923 in 1998.

Table 1: Comparative Population Growth Rates, 1981-2001

Location	1981	% change 76-81	1986	% change 81-86	1991	% change 86-91	1996	% change 91-96	2001	% change 96-01
Ontario	8,625,107	n/a	9,101,694	5.5%	10,084,885	10.8%	10,753,573	6.6%	11,410,046	6.1%
Former Region	159,779	-4.7%	152,470	-4.6%	161,210	5.7%	164,049	1.8%	153,920	-6.2%
New Townships	n/a						1,287	n/a	1,299	0.9%
City of Greater Sudbury	n/a						165,336	n/a	155,219	-6.1%

Statistics Canada; 1981, 1986, 1991, 1996, 2001 Census of Canada.

Figure 1: Comparative Population Growth Rates, 1981-2001



Statistics Canada: 1981, 1986, 1991, 1996, 2001 Census of Canada.

2.2.2 Trends in Population Growth by Sub-Areas

The population trend has been largely consistent in the sub-areas of Sudbury. All seven former municipalities experienced a decline in the most recent census period. This ranged from a high of 8.7% in Capreol, to 1.9% in Walden. The former City of Sudbury dropped by 7.3% during this period, from 92,059 to 85,354.

Since 1981, however, some communities have fared better than others in retaining population. Valley East experienced modest growth, while Nickel Centre and Rayside-Balfour remained fairly stable. The remaining areas witnessed a decline. The former City of Sudbury, in particular, dropped by 7.1% or 6,475 people – roughly equivalent to the decrease in the former Region of Sudbury population as a whole during this 20 year period.

Table 2: Historical Population by Area, 1971-2001

Area	Regional Municipality of Sudbury											City of Greater Sudbury	
	1971	1976	% change 71-76	1981	% change 76-81	1986	% change 81-86	1991	% change 86-91	1996	% change 91-96	2001	% change 96-01
Capreol	4,005	4,089	2.1%	3,845	-6.0%	3,765	-2.1%	3,809	1.2%	3,817	0.2%	3,486	-8.7%
Nickel Centre	13,055	13,157	0.8%	12,318	-6.4%	11,470	-6.9%	12,332	7.5%	13,017	5.6%	12,672	-2.7%
Onaping Falls	7,470	6,776	-9.3%	6,198	-8.5%	5,620	-9.3%	5,402	-3.9%	5,277	-2.3%	4,887	-7.4%
Rayside-Balfour	15,380	16,035	4.3%	15,017	-6.3%	14,230	-5.2%	15,039	5.7%	16,050	6.7%	15,046	-6.3%
Sudbury	100,865	97,604	-3.2%	91,829	-5.9%	88,715	-3.4%	92,884	4.7%	92,059	-0.9%	85,354	-7.3%
Valley East	17,935	19,591	9.2%	20,433	4.3%	19,230	-5.9%	21,939	14.1%	23,537	7.3%	22,374	-4.9%
Walden	10,870	10,453	-3.8%	10,139	-3.0%	9,440	-6.9%	9,805	3.9%	10,292	5.0%	10,101	-1.9%
Former Region	169,580	167,705	-1.1%	159,779	-4.7%	152,470	-4.6%	161,210	5.7%	164,049	1.8%	153,920	-6.2%
New Townships	n/a									1,287	n/a	1,299	0.9%
City of Greater Sudbury	n/a									165,336	n/a	155,219	-6.1%

Source: Statistics Canada; 1971, 1976, 1981, 1986, 1991, 1996, 2001 Census of Canada.

Prepared by the Community & Strategic Planning Section, City of Greater Sudbury.

2.2.3 Trends in Age Distribution

The age distribution in the Sudbury area shifted considerably in the 10 years from 1991 to 2001. The population is aging. In 1991 there were 98,250 individuals under the age of 40. This group comprised 60.9% of the population. By 2001, this group had dropped to 80,550, or 51.9% of the City of Greater Sudbury. Accordingly the 40 and over group had grown from 39.1% in 1991 to close to half of the population in 2001 (48.1%).

In 1991 there were 17,120 seniors aged 65 and over, representing 10.6% of the population. By 2001, this group had grown to 21,500 or 13.9%, despite an overall decline in the population. Those aged 75 and over saw a more dramatic increase in their share – from 3.8% to 5.9%. By contrast, children under 14 dropped from 20.5% to 18.3% during this 10 year period.

Perhaps most reflective of the out-migration pattern during this period are the cohorts aged 20 to 34. This group declined from 39,145 or 24.2% of the population in 1991, to 28,470 or 18.3% in 2001. This would have the effect of dampening the creation of new households in the area as this group is typically venturing into the market (often for rental accommodation) for the first time.

Table 3: Trends in Age Distribution by Age Group, 1991-2001

Age Category	Regional Municipality of Sudbury*				City of Greater Sudbury**	
	1991		1996		2001	
	#	%	#	%	#	%
0-4	10,215	6.3	10,285	6.3	8,125	5.2
5-9	10,800	6.7	10,590	6.5	9,905	6.4
10-14	12,045	7.5	11,200	6.8	10,345	6.7
15-19	13,375	8.3	12,240	7.5	10,860	7.0
20-24	12,550	7.8	12,505	7.6	9,960	6.4
25-29	13,290	8.2	11,145	6.8	8,720	5.6
30-34	13,305	8.2	13,630	8.3	9,790	6.3
35-39	12,670	7.8	13,585	8.3	12,845	8.3
40-44	12,240	7.6	12,790	7.8	13,160	8.5
45-49	10,080	6.2	12,240	7.5	12,220	7.9
50-54	8,515	5.3	9,585	5.8	11,615	7.5
55-59	7,825	4.8	7,820	4.8	8,935	5.8
60-64	7,380	4.6	7,145	4.4	7,250	4.7
65-69	6,515	4.0	6,600	4.0	6,605	4.3
70-74	4,470	2.8	5,565	3.4	5,900	3.8
75-79	3,095	1.9	3,600	2.2	4,605	3.0
80-84	1,675	1.0	2,175	1.3	2,600	1.7
85+	1,395	0.9	1,350	0.8	1,790	1.2
Total	**161,440**	**100.0**	**164,050**	**100.0**	**155,230**	**100.0**

Source: Statistics Canada; 1991, 1996, 2001 Census of Canada.

2.3 Household Growth and Distribution

2.3.1 Trends in Household Growth

Despite an overall decline in population from 1981 to 2001, the area has seen net growth in the number of households. Households grew from 51,240 (in the Region of Sudbury) in 1981, to 62,520 in 2001. This growth has fluctuated, from 2.7% in the 1981 to 1986 period, to 11.9% in the 1986 to 1991 period (coinciding with the period of in-migration), and 7.5% from 1991 to 1996. Indeed, the number of households actually declined during the most recent Census period, from 63,536 in 1996 to 62,250 in 2001. The incorporation of the new townships resulted in a total of 63,020 households in the City of Greater Sudbury in 2001.

The former City of Sudbury witnessed the greatest drop over the last census period, as households decreased by 3.5% to 37,395. Onaping Falls (2.1%) and Capreol (1.2%) also experienced net household loss. By contrast, Walden saw net growth in households of 4.2% to 3,815, as did Valley East (2.0%) and Nickel Centre (1.4%). Rayside-Balfour remained largely stable with 0.6% household growth. Since 1981, much of the new household creation has been focused in the outlying communities, with Rayside-Balfour, Valley East, Walden and Nickel Centre contributing 5,475 or 49.3% of the 11,100 additional households in the former Region.

Table 4: Trends in Household Growth by Area, 1971-2001

Area	Regional Municipality of Sudbury											City of Greater Sudbury	
	1971	1976	% change 71-76	1981	% change 76-81	1986	% change 81-86	1991	% change 86-91	1996	% change 91-96	2001	% change 96-01
Capreol	1,040	1,185	13.9%	1,230	3.8%	1,255	2.0%	1,337	6.5%	1,407	5.2%	1,390	-1.2%
Nickel Centre	3,120	3,500	12.2%	3,635	3.9%	3,630	-0.1%	4,110	13.2%	4,585	11.6%	4,650	1.4%
Onaping Falls	1,650	1,750	6.1%	1,780	1.7%	1,830	2.8%	1,841	0.6%	1,921	4.3%	1,880	-2.1%
Rayside-Balfour	3,325	4,075	22.6%	4,230	3.8%	4,445	5.1%	4,954	11.5%	5,662	14.3%	5,695	0.6%
Sudbury	27,230	30,490	12.0%	32,030	5.1%	33,090	3.3%	36,897	11.5%	38,754	5.0%	37,395	-3.5%
Valley East	3,730	4,675	25.3%	5,420	15.9%	5,475	1.0%	6,617	20.9%	7,546	14.0%	7,695	2.0%
Walden	2,575	2,920	13.4%	3,095	6.0%	3,070	-0.8%	3,329	8.4%	3,661	10.0%	3,815	4.2%
Former Region	42,670	48,595	13.9%	51,420	5.8%	52,795	2.7%	59,085	11.9%	63,536	7.5%	62,520	-1.6%
New Townships	n/a											500	n/a
City of Greater Sudbury	n/a											63,020	n/a

Source: Statistics Canada; 1971, 1976, 1981, 1986, 1991, 1996, 2001 Census of Canada.

Prepared by the Community & Strategic Planning Section, City of Greater Sudbury.

2.3.2 Trends in Household Size

Consistent with the pattern experienced in the province as a whole, average household size has been declining steadily in the Sudbury area. Average household size peaked in the early 1970's as the front end of the baby boom began leaving home and has dropped steadily, albeit at a declining rate, to 2001. Average household size dropped by 0.5 persons from 1971 to 1976, 0.4 to 1981, and 0.3 in 1986, so that the average size was 2.8 persons in 1986 as compared to 4.0 in 1971. Since 1986, the decline has been more restrained, to 2.7 in 1991, 2.6 in 1996 and 2.4 in 2001.

Overall, there is a fair degree of homogeneity in average household size in the City of Greater Sudbury area, ranging from a low of 2.2 in Sudbury, to 2.9 in Valley East. This is in contrast (for example) to larger variations between mature and younger communities comprising urban areas in Southern Ontario. Still, Sudbury is distinguished somewhat from the surrounding communities – the next lowest household size was recorded in Capreol, at 2.5 persons per household.

Table 5: Trends in Household Size by Area, 1971-2001

Area	Regional Municipality of Sudbury*						City of Greater Sudbury**
	1971	1976	1981	1986	1991	1996	2001
Capreol	3.9	3.5	3.1	3.0	2.8	2.7	2.5
Nickel Centre	4.2	3.8	3.3	3.1	3.0	2.8	2.7
Onaping Falls	4.5	3.9	3.5	3.1	2.9	2.7	2.6
Rayside-Balfour	4.6	4.0	3.5	3.2	3.0	2.8	2.6
Sudbury	3.7	3.2	2.8	2.6	2.5	2.4	2.2
Valley East	4.8	4.2	3.7	3.5	3.3	3.1	2.9
Walden	4.2	3.6	3.3	3.1	2.9	2.8	2.6
Former Region	4.0	3.5	3.1	2.8	2.7	2.6	2.4
New Townships	n/a						2.6
City of Greater Sudbury	n/a						2.4

Source: Statistics Canada; 1971, 1976, 1981, 1986, 1991, 1996, 2001 Census of Canada.

Prepared by the Community & Strategic Planning Section, City of Greater Sudbury.

The trend toward smaller households is also reflected in the distribution of households by size. One and two person households, as expected, are growing in terms of their share of the household population. In 1991 they represented 21.3% and 30.7% of households in the Region, respectively. By 2001 these shares had grown to 26.6% and 34.5% of households (61.1% in total) in the City of Greater Sudbury. By contrast, three person households declined from 18.4% in 1991, to 16.4% in 2001. The drop in 4-5 person units was even more pronounced, to 21.1% from 27.3% in 1991. Finally, 6 or more person households declined to just 1.5% from 2.3% in 2001. Much of the increase in small households is a reflection of the growing number of senior citizens in the City.

Table 6: Persons Per Household, 1991 to 2001

Household Size	Regional Municipality of Sudbury*				City of Greater Sudbury**	
	1991		1996		2001	
	#	%	#	%	#	%
1 Person	12,555	21.3	15,190	24.0	16,735	26.6
2 Persons	18,105	30.7	20,275	32.0	21,740	34.5
3 Persons	10,810	18.4	11,285	17.8	10,350	16.4
4-5 Persons	16,050	27.3	15,445	24.4	13,280	21.1
6+ Persons	1,365	2.3	1,070	1.7	915	1.5
Total	**58,885**	**100.0**	**63,265**	**100.0**	**63,020**	**100.0**

Source: Statistics Canada; 1991, 1996, 2001 Census of Canada.

2.3.3 Trends in Household Type

The growth in the number of smaller households is consistent with the trends in household type witnessed from 1991 to 2001. In 1991, family households comprised 75.1%. This dropped to 72.4% and 71.1% in 1996 and 2001 respectively. Accordingly, non-family households grew from 24.9% to 28.9% over this period. In 2001 there were 44,805 family and 18,210 non-family units in the City of Greater Sudbury. These non-family households are concentrated in the former City of Sudbury, which contributed 13,655 or 78.0% of the area total.

The household composition of the Sudbury area is fairly consistent with Ontario, where family households comprised 70.5% of units in 2001. Thus, the City of Greater Sudbury has a slightly larger family orientation than the rest of the province. The family component in the City of Greater Sudbury ranged from a high of 86.2% in Valley East, to a low of 63.5% in Sudbury. Indeed, the former City of Sudbury is distinguished by its non-family component – at 36.5%, it is well above the next highest community of Capreol at 24.1%.

Table 7: Historical Population by Household Type by Sub-Area and Ontario, 1991-2001

	Family	Total	Non-Family	Total
1991				
Area	**#**	**%**	**#**	**%**
Capreol	1,055	79.0%	280	21.0%
Nickel Centre	3,460	84.4%	640	15.6%
Onaping Falls	1,555	84.5%	285	15.5%
Rayside-Balfour	4,265	86.2%	680	13.8%
Sudbury	25,100	68.4%	11,620	31.6%
Valley East	6,020	91.1%	590	8.9%
Walden	2,765	83.2%	560	16.8%
Regional Municipality of Sudbury	**44,220**	**75.1%**	**14,655**	**24.9%**
Ontario	2,668,000	73.3%	970,370	26.7%
1996				
Capreol	1,100	78.3%	305	21.7%
Nickel Centre	3,750	81.9%	830	18.1%
Onaping Falls	1,570	81.8%	350	18.2%
Rayside-Balfour	4,605	82.2%	1000	17.8%
Sudbury	25,085	65.1%	13440	34.9%
Valley East	6,635	88.0%	905	12.0%
Walden	3,080	81.9%	680	18.1%
Regional Municipality of Sudbury	**45,825**	**72.4%**	**17,510**	**27.6%**
Ontario	2,857,065	72.8%	1,067,445	27.2%
2001				
Capreol	1,070	75.9%	340	24.1%
Nickel Centre	3,790	81.5%	860	18.5%
Onaping Falls	1,525	81.1%	355	18.9%
Rayside-Balfour	4,555	80.0%	1,140	20.0%
Sudbury	23,740	63.5%	13,655	36.5%
Valley East	6,635	86.2%	1,060	13.8%
Walden	3,095	81.1%	720	18.9%
City of Greater Sudbury	**44,805**	**71.1%**	**18,210**	**28.9%**
Ontario	8,155,565	70.5%	3,407,410	29.5%

Source: Statistics Canada, 1991, 1996 and 2001 Census

2.4 Economic Indicators

2.4.1 Economic Overview

The Sudbury area has evolved through a number of economic stages since its beginning as a railway service centre. The discovery and subsequent development of its mineral resources provided the primary engine for growth through much of the last century. Over the last thirty years the area has met some success in diversifying the economy, particularly in the tertiary economy including tourism, education, health care, business services and government. Sudbury has evolved into the regional centre for Northeastern Ontario, with a market of approximately 550,000 people.

INCO remains the leading employer in the area, with some 4,425 employees, while Falconbridge has an additional 1,488. This points to the continued significance of mining in the local economy (and its relatively high wage positions). The development of the Nickel Rim South site should secure the continuing role of Falconbridge as a major employer. Recently, INCO has begun processing material from the Voisey Bay site in Labrador, and appears set to continue its leading role in the local economy.

Other leading employers in the City of Greater Sudbury help to illustrate the important role of the tertiary (and more precisely, the public sector) economy. The Sudbury Regional Hospital employs 2,800, while the City and Federal taxation centre have 2,111 and 1,961 employees respectively. The school boards employ an additional 2,865. After the mining companies, the next two leading private sector employers are the Tele Tech call centre (800) and Independent Grocer (750).

The Economic Development Strategic Plan for Greater Sudbury of 2003 has identified five “engines of growth”, based largely on existing natural and intellectual resources in the area. These include: a leading role as a provider of mining and supply services; as a destination for individuals based on quality of life and dynamic services; as a tourist destination with a strong natural resource tie; as a leader in health innovation and biotechnology; and as a model for eco-industry and renewable energy.

Table 8: Major Employers by Industry Sector in the City of Greater Sudbury Region, December 2003

Company / Organization	# of Employees	Sector
INCO Limited	4,425	Mining
Hôpital régional de Sudbury Regional Hospital	2,800	Health Services
City of Greater Sudbury	2,111	Municipal Government
Sudbury Tax Services Office	1,961	Federal Government
Falconbridge Ltd.	1,488	Mining
Rainbow District School Board	1,375	Education
Conseil scolaire de district catholique du Nouvel-Ontario	823	Education
Tele Tech	800	Call Centre
Your Independent Grocer	750	Retail
Sudbury Catholic District School Board	667	Education
Laurentian University	615	Education
Extendicare	475	Health Services
Cambrian College	419	Education
Sears Canada	406	Retail
Collège Boréal	395	Education
Omega Direct Response Inc.	380	Call Centre
Conseil scolaire du district du Grand Nord de l'Ontario	368	Education
Victorian Order of Nurses	359	Health Services
Northeast Mental Health Centre	355	Health Services
Brake Parts Canada Inc.	300	Manufacturing
William Day Construction Ltd.	300	Construction
Acrobat Research Inc.	300	Call Centre
Zellers	300	Retail
Canadian Tire	300	Retail

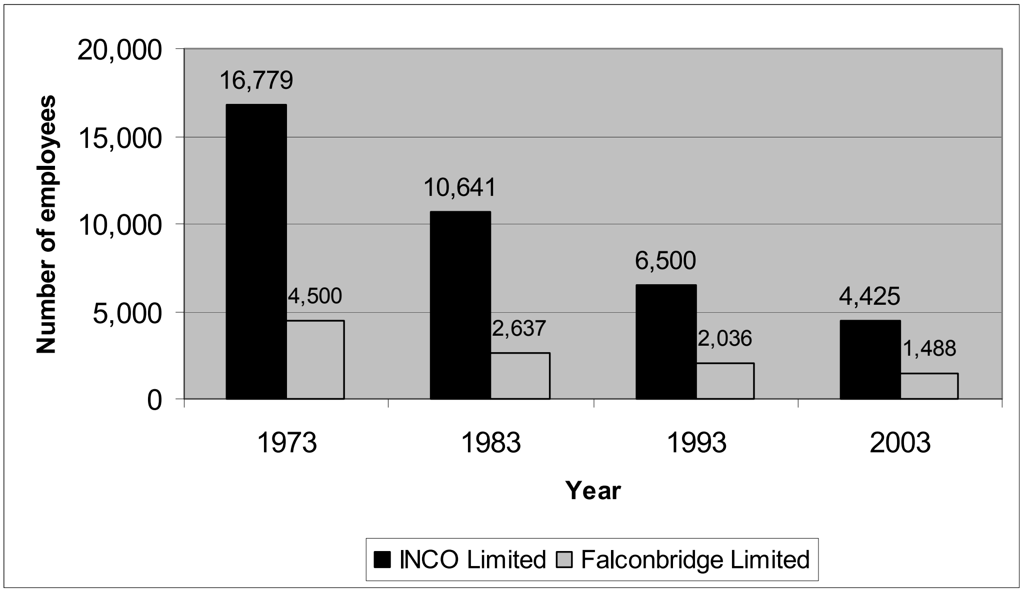
Source: City of Greater Sudbury Website (Last Cited, September 14, 2004), http://www.greatersudbury.ca/keyfacts/. Prepared by the Community & Strategic Planning Section, City of Greater Sudbury. Updated: December 2003.

Despite its leading role in the Sudbury economy, the mining industry's importance pales in comparison with its earlier status as an employer. In 1973 INCO (16,779) and Falconbridge (4,500) combined to employ 21,279. By 2003, this had declined to 5,913, a decline of approximately 72%. This change can be attributed, in large part, to the introduction of new mining technology, which has reduced the number of individuals required in the production process. These declining employment levels have contributed significantly to the out-migration of young adults from the area in the past few years.

While INCO and Falconbridge have seen considerable decline as employers in the area, they are still a very significant provider of incomes, including those on pension. A large portion of the reduction in the mining workforce was achieved though retirement.

Additionally, along with the increasing use of technology in the mining industry, the role of the mining services sector has increased in the local economy. Accordingly, it is important not to underestimate the significant and continuing role of mining in the area.

Figure 2: Decline in Mining Sector Employees between 1973 and 2003 (INCO Limited and Falconbridge Limited)



Obtained from the City of Greater Sudbury Website, www.greatersudbury.ca/keyfacts/, Last Cited September 14, 2004

2.4.2 Resident Labour Force Activity by Sub-Area

More than half of the labour force in the City of Greater Sudbury is located in the former City of Sudbury. In 2001, the former City of Sudbury represented 54.4% of workers, followed by Valley East, at 15.1%, and Rayside-Balfour, at 9.6%. There has been a modest shift in the location of the labour force away from Sudbury since 1991 when the community comprised 58.1%. This change, however, primarily reflects a reduction in the labour force in Sudbury, as opposed to simply the movement of the labour force to the outlying areas. The area recorded a net reduction of 6,135 in the resident labour force, or 12.9%, over this 10 year period.

Table 9: Labour Force Activity by Sub-Area, 1986-2001

Area	The Regional Municipality of Sudbury				The City of Greater Sudbury	
	1991*		1996*		2001	
	Total	%	Total	%	Total	%
Capreol	1,625	2.0	1,590	2.0	1,585	2.1
Nickel Centre	6,270	7.7	6,310	8.1	6,355	8.4
Onaping Falls	2,470	3.0	2,365	3.0	2,045	2.7
Rayside-Balfour	7,585	9.3	7,395	9.5	7,305	9.6
Sudbury	47,370	58.1	43,270	55.6	41,235	54.4
Valley East	11,125	13.6	11,575	14.9	11,465	15.1
Walden	5,100	6.3	5,295	6.8	5,025	6.6
New Townships					*775*	*1.0*
Total	**81,545**	**100.0**	**77,800**	**100.0**	**75,790**	**100.0**

Source: Statistics Canada, 1991, 1996 & 2001 Census

2.4.3 Labour Force Activity by Industry

A review of labour force by industry from 1991 to 2001 serves to demonstrate the shift away from primary, and to a lesser extent secondary industries, to the tertiary sector. In 1991, mining contributed 10.1% of jobs, but by 2001 this had dropped to 6.4%. Similarly, manufacturing, which stood at 7.8% in 1991, had declined to 6.4% in 2001. Indeed, this was well below the provincial share, as 16.4% of the Ontario labour force worked in manufacturing. By contrast, mining represented 0.4% of Ontario jobs. In fact, Greater Sudbury represented 22.9% of mining employment in the entire province.

All of the area's leading industries were higher than the provincial average. Retail trade and health, at 13.3% and 11.5%, outpaced the provincial shares of 11.2% and 8.9% respectively. Similarly, public administration (at 8.2%) was well above Ontario's (5.2%). This is repeated in the field of education, which contributed 7.8% of area employment as opposed to 6.2% provincially. At 3.8%, professional, scientific and technical employment was well below the provincial standard of 7.2%. Similarly, wholesale, and finance and insurance jobs trailed the Ontario shares.

Table 10: Labour Force Activity by Industry for the Regional Municipality of Sudbury, 1991-1996

Industries	1991		1996	
	Total	%	Total	%
Retail trade industries	11,865	14.5	11,770	15.1
Government service industries	8,245	10.1	6,005	7.7
Mining (including milling), quarrying and oil well industries	8,205	10.1	7,235	9.3
Health and social service industries	7,750	9.5	8,875	11.4
Educational service industries	7,410	9.1	6,325	8.1
Manufacturing industries	6,360	7.8	4,960	6.4
Construction industries	5,855	7.2	4,905	6.3
Accommodation, food and beverage service industries	5,585	6.8	5,785	7.4
Other service industries	4,840	5.9	5,620	7.2
Transportation and storage industries	3,345	4.1	3,445	4.4
Wholesale trade industries	2,835	3.5	3,340	4.3
Business service industries	2,660	3.3	3,060	3.9
Finance and insurance industries	2,525	3.1	2,010	2.6
Communication and other utility industries	2,395	2.9	2,320	3.0
Real estate operator and insurance agent industries	1,085	1.3	1,415	1.8
Agricultural and related service industries	345	0.4	410	0.5
Logging and forestry industries	230	0.3	200	0.3
Fishing and trapping industries	15	0.0	35	0.0
All industries	**81,550**	**100.0**	**77,715**	**100.0**

Source: Statistics Canada, 1991 & 1996 Census

Table 11: Labour Force Activity by Industry for the City of Greater Sudbury, 2001

Industries	City of Greater Sudbury		Ontario	
	Total	%	Total	%
Retail trade	10,110	13.3	671,865	11.2
Health care and social assistance	8,680	11.5	531,795	8.9
Public administration	6,170	8.1	308,960	5.2
Educational services	5,905	7.8	371,200	6.2
Accommodation and food services	5,400	7.1	380,055	6.3
Administrative and support, waste management and remediation services	4,955	6.5	257,025	4.3
Manufacturing	4,865	6.4	984,330	16.4
Mining and oil and gas extraction	4,830	6.4	21,110	0.4
Construction	4,410	5.8	332,255	5.5
Other services (except public administration)	4,000	5.3	273,120	4.6
Transportation and warehousing	3,835	5.1	280,150	4.7
Professional, scientific and technical services	2,865	3.8	429,100	7.2
Wholesale trade	2,475	3.3	278,865	4.7
Finance and insurance	2,040	2.7	292,555	4.9
Arts, entertainment and recreation	1,590	2.1	121,950	2.0
Information and cultural industries	1,540	2.0	171,750	2.9
Real estate and rental and leasing	1,075	1.4	108,890	1.8
Agriculture, forestry, fishing and hunting	535	0.7	123,675	2.1
Utilities	515	0.7	46,235	0.8
Management of companies and enterprises	0	0.0	7,890	0.1
Retail trade	10,110	13.3	671,865	11.2
All industries	**75,790**	**100.0**	**5,992,765**	**100.0**

Source: Statistics Canada, 2001 Census

The Greater Sudbury CMA has recently seen a spike in the number of businesses. While these dropped slightly in 2000, they rebounded to 8,028 in 2001. Service businesses were the most common variety, representing 2,785 enterprises in 2001. Services were followed by retail trade and construction, with 1,347 and 1.098 respectively.

Table 12: Number of Business Establishments in the Greater Sudbury CMA by Industry Sector, 1999-2001

Type of Business	1999	2000	2001
Agriculture	73	68	74
Fishing and Trapping	2	2	4
Logging	37	34	39
Mining	61	63	58
Manufacturing	314	311	317
Construction	1,010	987	1,098
Utilities	402	406	429
Wholesale Trade	564	569	600
Retail Trade	1,333	1,283	1,347
Finance	511	564	588
Real Estate and Insurance	621	637	689
Services	2,605	2,596	2,785
Total	**7,533**	**7,520**	**8,028**

Source: Statistics Canada, Business Register Division. Obtained from the City of Greater Sudbury Website, www.greatersudbury.ca/keyfacts/, Last Cited September 14, 2004

2.4.4 Labour Force Activity by Occupation

The leading occupation in Greater Sudbury in 2001 was sales and service, at 27.9%. This was followed by business, finance and administration, at 18.4%, and trades, transport and equipment at 16.7%. The former city displayed a similar pattern with a slightly higher emphasis on sales and service (30.1%) and business, finance and administration (18.4%). Trades, transport and equipment operators represented just 13.4% of occupations. Indeed, sales and service occupations in the area were noticeably higher than in the province as a whole, where they represented 22.9% of jobs. Consistent with employment by industry, processing, manufacturing and utilities occupations in Greater Sudbury, at 2.2%, were well below those in Ontario, at 8.2%.

Table 13: Occupation Characteristics for Persons over the Age of 15 throughout The City of Greater Sudbury, 2001

Occupations	Capreol		Nickel Centre		Onaping Falls	
	#	%	#	%	#	%
Management occupations	105	6.6	640	10.1	130	6.4
Business, finance and administrative occupations	335	21.1	1,115	17.5	385	18.9
Natural and applied sciences and related occupations	20	1.3	205	3.2	60	2.9
Health occupations	80	5.0	355	5.6	45	2.2
Occupations in social science, education, government service and religion	55	3.5	360	5.7	65	3.2
Occupations in art, culture, recreation and sport	25	1.6	50	0.8	15	0.7
Sales and service occupations	440	27.8	1,880	29.5	480	23.5
Trades, transport and equipment operators and related occupations	425	26.8	1,355	21.3	480	23.5
Occupations unique to primary industry	60	3.8	170	2.7	330	16.2
Occupations unique to processing, manufacturing and utilities	45	2.8	225	3.5	45	2.2
Total Occupations	**1,585**	**100.0**	**6,365**	**100.0**	**2,040**	**100.0**
Occupations	**Rayside-Balfour**		**Valley East**		**Walden**	
	Total	**%**	**Total**	**%**	**Total**	**%**
Management occupations	515	9.1	420	9.3	350	8.7
Business, finance and administration occupations	845	14.9	570	12.6	535	13.3
Natural and applied sciences and related	210	3.7	135	3.0	90	2.2
Health occupations	205	3.6	200	4.4	195	4.9
Occupations in social science, education, government service and religion	200	3.5	195	4.3	205	5.1
Occupations in art, culture, recreation and sport	115	2.0	115	2.5	50	1.2
Sales and service occupations	1,300	22.9	800	17.7	765	19.1
Trades, transport and equipment operators and related occupations	1,155	20.3	825	18.3	810	20.2
Occupations unique to primary industry	155	2.7	935	20.7	710	17.7
Occupations unique to processing, manufacturing and utilities	985	17.3	320	7.1	305	7.6
Total Occupations	**5,685**	**100.0**	**4,515**	**100.0**	**4,015**	**100.0**

Table 13: Occupation Characteristics for Persons over the Age of 15 throughout The City of Greater Sudbury, 2001

Occupations	Sudbury		City of Greater Sudbury		Ontario	
	#	%	#	%	#	%
Management occupations	4,240	10.3	7,270	9.6	685,390	11.4
Business, finance and administration	7,740	18.8	13,935	18.4	1,097,835	18.3
Natural and applied sciences and related	2,185	5.3	3,500	4.6	422,510	7.1
Health occupations	2,625	6.4	4,410	5.8	286,310	4.8
Occupations in social science, education, government service and religion	3,645	8.8	6,085	8.0	455,825	7.6
Occupations in art, culture, recreation and sport	875	2.1	1,335	1.8	171,840	2.9
Sales and service occupations	12,425	30.1	21,160	27.9	1,371,250	22.9
Trades, transport and equipment operators and related occupations	5,510	13.4	12,680	16.7	845,130	14.1
Occupations unique to primary industry	1,080	2.6	3,475	4.6	164,360	2.7
Occupations unique to processing, manufacturing and utilities	915	2.2	1,940	2.6	492,320	8.2
Total Occupations	**41,245**	**100.0**	**75,790**	**100.0**	**5,992,765**	**100.0**

Source: Statistics Canada, 2001 Census

A review of hourly wage rates in Greater Sudbury identifies average wages for a range of positions varying from a low of $12.81 for a data entry clerk to a high of $25.06 for a mechanical engineer. The higher wages are concentrated in the manufacturing sector. For example tool and die makers and manufacturing engineers were receiving average wages of $22.69 and $20.86 an hour. By contrast, data entry clerks and customer service workers were earning $12.81 and $13.72. Typically, those working in the service sector are earning lower wages than their mining and manufacturing counterparts. Accordingly, the strong reliance on the service sector industry may result in a large number of wage earning households with limited income opportunities, resulting in a stronger demand for modest housing. Given the trend toward a greater share of employment in the service sector, this need is likely to grow over time.

Table 14: Wage Rates by Occupation, City of Greater Sudbury, 2002

Occupation	Actual Cash Hourly Rate			Starting Hourly Rate		
	Average	Low	High	Average	Low	High
Administrative assistant	$15.09	$10.00	$29.50	$12.00	$8.00	$30.00
CAD/Drafting technician	$20.33	$14.00	$34.00	$16.00	$9.00	$30.00
Computer programmer	$22.70	n/a	n/a	$22.00	n/a	n/a
Controller	$27.00	$21.00	$37.50	$19.00	$10.00	$30.00
Customer service – inbound agent	$13.72	$9.00	$25.00	$12.00	$8.00	$22.00
Data entry operator	$12.81	$7.00	$19.00	$10.00	$7.00	$16.00
Electrician	$22.89	$15.00	$30.00	$20.00	$8.00	$28.00
Human resources manager	$18.34	n/a	n/a	n/a	n/a	n/a
Information technology manager	$24.45	$20.00	$27.60	n/a	n/a	n/a
IT systems analyst	$21.75	$14.00	$29.50	$18.00	$8.00	$30.00
Machinist	$20.27	$9.00	$28.90	$17.00	$7.00	$28.00
Maintenance manager	$22.72	$16.00	$30.50	$19.00	$7.00	$31.00
Manufacturing engineer	$22.46	$18.00	$30.75	$18.00	$15.00	$26.00
Materials/supply manager	$20.03	$14.00	$30.00	$14.00	n/a	n/a
Mechanical engineer	$25.06	$18.00	$29.00	$21.00	$14.00	$26.00
Mechanical technician	$23.53	$14.00	$30.00	$21.00	$10.00	$29.00
Millwright	$22.15	$12.00	$30.40	$19.00	$11.00	$28.00
Production – Quality assurance manager	$22.96	$18.00	$30.52	$18.00	$15.00	$23.00
Production assembler (non-machine)	$13.07	$8.00	$24.80	$11.00	$7.00	$21.00
Production general labourer	$13.14	$8.00	$24.80	$11.00	$5.00	$25.00
Production – Machine and tool inspector (set-up)	$18.03	$13.00	$32.80	$15.00	$8.00	$22.00
Production – Machine operator	$15.39	$9.00	$27.50	$12.00	$6.00	$28.00
Production manager	$23.33	$18.00	$33.00	$19.00	$10.00	$29.00
Research lab technician	$20.12	$15.00	$27.50	$17.00	$12.00	$23.00
Sales representative	$13.78	$9.00	$22.72	$12.00	$8.00	$16.00
Shipper/receiver	$14.79	$7.00	$23.00	$12.00	$7.00	$22.00
Tool and die maker	$22.69	$14.00	$29.08	$19.00	$9.00	$27.00
Warehouse manager	$19.71	$15.00	$31.30	$16.00	$9.00	$29.00
Welder	$19.81	$11.00	$31.30	$16.00	$9.00	$29.00

Source: Ontario Investment Service. Compiled by Paystats Inc., 3rd quarter 2002.
Obtained from the City of Greater Sudbury Website, www.greatersudbury.ca/keyfacts/, Last Cited September 14, 2004

2.4.5 Rates of Unemployment

The Sudbury area economy has been characterized by higher unemployment in recent years. Since 1987 the Sudbury CMA has recorded a higher rate of joblessness than that recorded in Ontario, with the exception of only two years – 1993 and 1995. Similarly, the unemployment rate has typically been higher than the national rate as well. Despite achieving more diversity in the local economy, the CMA still suffers, to some extent, from chronic difficulty producing enough jobs, despite large scale out-migration over much of this period.

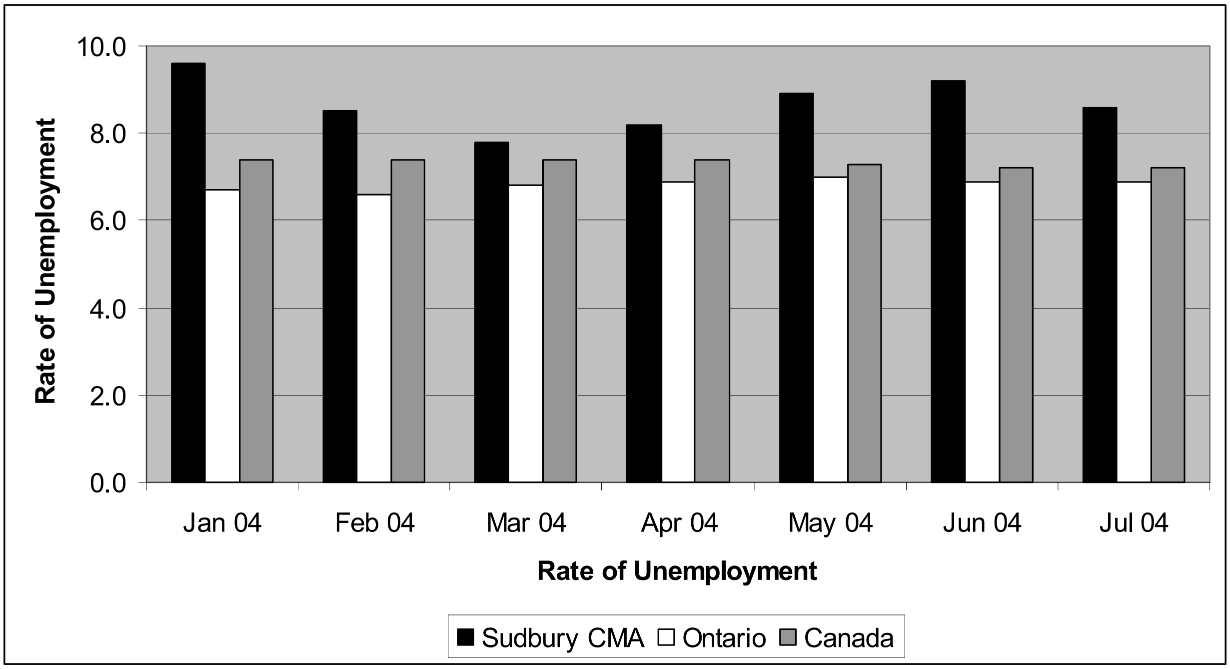
Table 15: Annual Rates of Unemployment in the Sudbury CMA/Greater Sudbury CMA, 1987-2003

Year	Sudbury CMA/Grater Sudbury CMA	Ontario	Canada
1987	11.3	6.1	8.8
1988	10.3	5.1	7.8
1989	7.9	5.0	7.5
1990	7.8	6.0	8.0
1991	10.2	9.4	10.3
1992	11.4	10.6	11
1993	10.8	10.9	11.4
1994	10.6	9.8	10.5
1995	8.6	8.7	9.5
1996	9.9	9.0	9.6
1997	9.1	8.5	9.2
1998	10.9	7.3	8.4
1999	10.1	6.4	7.7
2000	8.2	5.7	6.8
2001	8.5	6.2	7.1
2002	9.1	7.1	7.7
2003	8.4	7.0	7.6

Source: Statistics Canada, labour Force Survey, 1987 – 2003.
Obtained from the City of Greater Sudbury Website,
www.greatersudbury.ca/keyfacts/, Last Cited September 14, 2004

In 2003, the Sudbury unemployment rate stood at 8.4% as compared to 7.0% in Ontario and 7.7% in Canada. The Sudbury rate also appears to be characterized by more fluctuation than the provincial and national rates, which remained largely stable over the first seven months of 2004. The Sudbury rate approached 9.5% in January, dropped to 7.8% in March, then climbed above 9.0% again in June. Fluctuations in unemployment also point to a need to ensure that a significant supply of affordable housing is available for those individuals and households experiencing economic uncertainty.

Figure 3: Recent Unemployment Rates in the Greater Sudbury CMA, Ontario and Canada



Source: Statistics Canada, labour Force Survey, 1987 – 2003. Obtained from the City of Greater Sudbury Website, www.greatersudbury.ca/keyfacts/, Last Cited September 14, 2004

2.5 Income Analysis

2.5.1 Trends in Household Income

In 2000, the average income in the City of Greater Sudbury stood at $54,656. This was below the averages recorded in Ontario ($66,836) and Canada ($58,360). Similarly, median incomes in Greater Sudbury trailed their provincial and national counterparts, standing at $45,225 as compared to $53,626 in Ontario and $46,752 in Canada. This gap has widened since 1990, when the median income was approximately $4,000 less than Ontario's and actually surpassed that in Canada. From 1990 to 2000, the Sudbury median grew by just 7.0% as compared to 20.7% and 19.8% in Ontario and Canada.

Table 16: Comparison of Average Household Income in Current $, 1991-2001

Location	Average Household Income					
	1990	1995	2000	% Change 1990- 1995	% Change 1995-2000	% Change 1990-2000
City of Greater Sudbury	$48,195	$49,345	$54,656	2.4%	10.8%	13.4%
Ontario	$52,225	$54,291	$66,836	4.0%	23.1%	28.0%
Canada	$46,137	$48,552	$58,360	5.2%	20.2%	26.5%

Source: Statistics Canada, 1991 & 1996, 2001 Census

Table 17: Comparison of Median Household Income in Current $, 1991-2001

Location	Median Household Income					
	1990	1995	2000	% Change 1990- 1995	% Change 1995-2000	% Change 1990-2000
City of Greater Sudbury	$42,272	$42,152	$45,225	-0.3%	7.3%	7.0%
Ontario	$44,432	$45,155	$53,626	1.6%	18.8%	20.7%
Canada	$39,013	$40,209	$46,752	3.1%	16.3%	19.8%

Source: Statistics Canada, 1991 & 1996, 2001 Census

Average household incomes in the City of Greater Sudbury ranged from a high of $66,062 in Walden to a low of $49,371 in Capreol. The average in Sudbury in 2000 stood at $51,838. Median incomes ranged from a high of $59,800 in Walden to a low of $39,492 in Sudbury, well below the next lowest community of Capreol, at $45,093. This would appear to be indicative of a large number of lower income individuals in the former city.

Table 18: Median and Average Household Income by Area in Current $, 2000

Area	Average Household Income	Median Household Income
Capreol	$49,371	$45,093
Nickel Centre	$55,128	$50,968
Onaping Falls	$57,862	$53,071
Rayside-Balfour	$54,319	$46,207
Sudbury	$51,838	$39,492
Valley East	$62,466	$57,949
Walden	$66,062	$59,800
City of Greater Sudbury	**$54,646**	**$45,225**

Source: Statistics Canada, 2001 Census

Obtained from the City of Greater Sudbury Website, www.greatersudbury.ca/keyfacts/, Last Cited September 14, 2004

2.5.2 Household Income by Sub-Areas

A review of growth in wage rates since 1970 reveals a shift in income patterns among the various communities in the area. In 1970, Sudbury trailed only Walden in average income. By 2000, it stood next to last. In 1980, the pattern of higher incomes being recorded in the outlying areas of Walden and Valley East emerged; by 2000 this had developed even further. From 1990 to 1995, the average income in Sudbury actually declined only to rebound slightly from 1995 to 2000.

Table 19: Average Household Income by Area in Current $, 1970-2000

Area	Average Household Income						
	Regional Municipality of Sudbury						City of Greater Sudbury
	1970	1975	1980	1985	1990	1995	2000
Capreol	11,167	n/a	n/a	33,343	44,555	46,146	49,371
Nickel Centre	11,960	n/a	23,779	32,721	50,053	51,920	55,128
Onaping Falls	11,712	n/a	n/a	33,490	49,922	54,858	57,862
Rayside-Balfour	11,101	n/a	23,368	32,845	49,504	49,847	54,319
Sudbury	12,181	n/a	23,257	32,292	46,769	46,495	51,838
Valley East	11,538	n/a	25,831	35,118	51,394	55,727	62,466
Walden	12,852	n/a	25,948	36,347	53,915	60,143	66,062
Former Region	**12,008**	**n/a**	**23,784**	**32,982**	**48,195**	**49,345**	**54,611**
New Townships						45,306	58,902
City of Greater Sudbury						**49,287**	**54,646**

Source: Statistics Canada; 1971, 1976, 1981, 1986, 1991, 1996, 2001 Census of Canada.

Prepared by the Community & Strategic Planning Section, City of Greater Sudbury.

A comparison of growth in average household income after inflation (or real income growth) from 1970 to 2000, reveals limited gains in buying power for area residents. In the Regional Municipality, the average income in 1970 (adjusted to 2000 dollars) stood at $56,438. By 2000, this had dropped to $54,612. Sudbury recorded the largest decline, from $57,251 to $51,851. Capreol and Nickel Centre also recorded falling real incomes. By contrast, Valley East saw real incomes rise from $54,229 in 1970, to $62,466 in 2000. Similarly, Walden's grew from $60,404 to $66,062 during this period. Rayside-Balfour and Onaping Falls also recorded real income growth during this period.

Table 20: Average Household Income by Area, based on Constant 2000 $ Figures, 1970-2000

Area	Average Household Income												
	Regional Municipality of Sudbury											City of Greater Sudbury	
	1970	**1975**	**% change 70-75**	**1980**	**% change 70-80**	**1985**	**% change 80-85**	**1990**	**% change 85-90**	**1995**	**% change 90-95**	**2000**	**% change 95-00**
Capreol	52,485	n/a	-	n/a	-	50,681	-	54,357	7.3%	50,299	-7.5%	49,371	-1.8%
Nickel Centre	56,212	n/a	-	51,838	-7.8%	49,736	-4.1%	61,065	22.8%	56,593	-7.3%	55,128	-2.6%
Onaping Falls	55,046	n/a	-	n/a	-	50,905	-	60,905	19.6%	59,795	-1.8%	57,862	-3.2%
Rayside-Balfour	52,175	n/a	-	50,942	-2.4%	49,924	-2.0%	60,395	21.0%	54,333	-10.0%	54,319	0.0%
Sudbury	57,251	n/a	-	50,700	-11.4%	49,084	-3.2%	57,058	16.2%	50,680	-11.2%	51,838	2.3%
Valley East	54,229	n/a	-	56,312	3.8%	53,379	-5.2%	62,701	17.5%	60,742	-3.1%	62,466	2.8%
Walden	60,404	n/a	-	56,567	-6.4%	55,247	-2.3%	65,776	19.1%	65,556	-0.3%	66,062	0.8%
Former Region	**56,438**	**n/a**	**-**	**51,849**	**-8.1%**	**50,133**	**-3.3%**	**58,798**	**17.3%**	**53,786**	**-8.5%**	**54,611**	**1.5%**
New Townships												58,902	-
City of Greater Sudbury												**54,646**	**-**

Source: Statistics Canada; 1971, 1976, 1981, 1986, 1991, 1996, 2001 Census of Canada. Prepared by the Community & Strategic Planning Section, City of Greater Sudbury.

Notes: Average household income data were not collected for the 1976 Census of Canada. Constant dollar values converted to year 2000 dollars (1992=100).

2.5.3 Household Income, Comparing 1995 Incomes to 2000

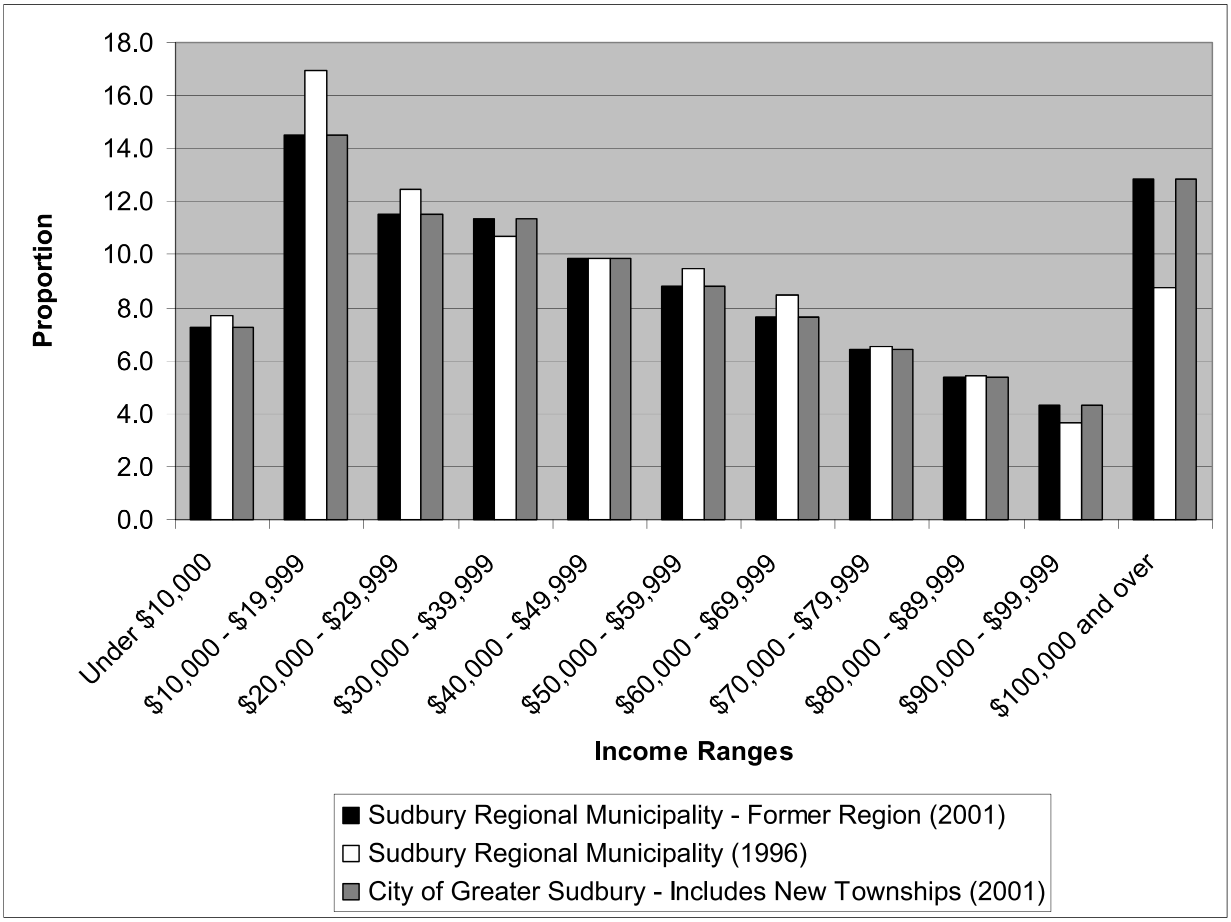
In 1995, some 37.1% of households in the Region earned less than $30,000 per year (also see Appendix 1). By 2000, this had dropped to 33.3% in the City of Greater Sudbury (also see Appendix 2). At the opposite end of the spectrum, the share of those households earning $100,000 and over had grown, from 8.7% in 1995, to 12.9% in 2000. Accordingly, those earning between $30,000 and $100,000 dropped slightly during this period – comprising 55.2% of households in 1995, versus 53.8% in 2000. The City of Greater Sudbury income distribution does not vary widely from that of the former region when comparing 2000 incomes. Provincially, 25.9% of households earned $30,000 or less, while 18.9% were in the $100,000 plus category.

Table 21: Income Ranges by Household, 1995 & 2000

Income Ranges	Sudbury Regional Municipality - Former Region (2000 Income)*		City of Greater Sudbury - Includes New Townships (2000 Income)**		Regional Municipality of Sudbury (1995 Income)*	
	# of households	% of households	# of households	% of households	# of households	% of households
Under $10,000	4,560	7.3	4,570	7.3	4,870	7.7
$10,000 - $19,999	9,070	14.5	9,130	14.5	10,690	16.9
$20,000 - $29,999	7,195	11.5	7,230	11.5	7,880	12.5
$30,000 - $39,999	7,090	11.4	7,150	11.4	6,735	10.7
$40,000 - $49,999	6,155	9.9	6,210	9.9	6,235	9.9
$50,000 - $59,999	5,510	8.8	5,540	8.8	5,990	9.5
$60,000 - $69,999	4,750	7.6	4,805	7.6	5,365	8.5
$70,000 - $79,999	3,985	6.4	4,035	6.4	4,140	6.6
$80,000 - $89,999	3,335	5.4	3,385	5.4	3,425	5.4
$90,000 - $99,999	2,705	4.3	2,725	4.3	2,315	3.7
$100,000 and over	8,020	12.8	8,080	12.9	5,515	8.7
All households	**62,375**	**100.0**	**62,860**	**100.0**	**63,160**	**100.0**

Source: Statistics Canada, Special Tabulation 1996, 2001 Census

Figure 4: Comparing 1995 and 2000 Household Income for the Regional Municipality of Sudbury (1995) and the City of Greater Sudbury (2001)



Source: Statistics Canada, Special Tabulation 1996, 2001 Census

A review of income distribution by sub-area (see Appendix 1) reveals that Sudbury had the highest share of households earning less than $30,000 at 39.2%. Other areas with a high proportion of households in this category included Capreol (31.7%) and Rayside Balfour (30.6%). By contrast, Walden identified just 19.7% in this group and Valley East 20.3%. Nickel Centre and Onaping Falls recorded 26.1% and 25.2% respectively.

In 2000, 20.6% of Walden households were making $100,000 or more, followed by Valley East with 15.9% and Sudbury at 12.2%. Capreol, recorded the lowest share in this high income category at 7.6%. This area was followed by Nickel Centre (10.2%), Onaping Falls (11.5%) and Rayside Balfour (11.6%).

2.5.4 Incidence of Low Income

The incidence of low income households identified in the 2001 Census was slightly higher than that found in the province as a whole. Overall, 14.9% of households in Greater Sudbury met the Statistics Canada low income definition, slightly higher than the 14.4% figure for Ontario as a whole. The highest rate was identified in Sudbury, at 18.9%, followed by Capreol (18.5%), Rayside-Balfour (14.2%) and Nickel Centre (11.1%). The lowest rate was found in Walden (5.7%), while Valley East (8.3%) and Onaping Falls (8.5%) also recorded lower rates of low income households. These figures show the significant differences in income profiles among the various communities comprising the City of Greater Sudbury.

The incidence of low income was much more acute among unattached individuals. Indeed, in Greater Sudbury, of the 19,930 persons in this group, fully 41.1% or 8,205 were low income. By contrast, of the 45,170 economic families, only 11.5%, or 5,200 met the definition. The former City of Sudbury, with its high number of non-family households, had the highest rate of low incomes among singles in the area at 43.2%. The incidence among Sudbury families was 13.9%, which was surpassed only by Capreol, at 15.5%. The lowest rate among singles was recorded in Walden. Still, this stood at 30.3%, as compared to just 3.5% among families in this community.

Table 22: Incidence of Low Income - Economic Families and Unattached Individuals, Greater Sudbury CMA (2001)

Area	Total Economic Families	Low Income Families	%	Total Unattached Individuals	Low Income Individuals	%
Capreol [1]	1,065	165	15.5	385	120	31.2
Nickel Centre	3,820	330	8.6	920	380	41.3
Onaping Falls	1,525	115	7.5	395	130	32.9
Rayside-Balfour	4,590	570	12.4	1,260	510	40.5
Sudbury [2]	24,405	3,385	13.9	14,990	6,470	43.2
Valley East	6,665	515	7.7	1,225	365	29.8
Walden [3]	3,100	110	3.5	760	230	30.3
Greater Sudbury CMA	**45,170**	**5,200**	**11.5**	**19,930**	**8,205**	**41.1**
Ontario	**3,117,825**	**364,320**	**11.7%**	**1,309,220**	**445,705**	**34%**

Source: Statistics Canada, 2001 Census of Canada

Notes: [1] Includes Wanapitei First Nation and the northeast townships, [2] Includes the southeast townships now part of the City of Greater Sudbury, [3] Includes Whitefish Lake First Nation

Table 23: Incidence of Low Income by Sub-Area, City of Greater Sudbury, 2000

Area	Total Population in Households	Total Low Income Population	%
Capreol	3540	645	18.5
Nickel Centre	12,655	1,410	11.1
Onaping Falls	4,885	415	8.5
Rayside-Balfour	15,000	2,135	14.2
Sudbury	83,525	15,760	18.9
Valley East	22,280	1,845	8.3
Walden	10,050	570	5.7
City of Greater Sudbury	153,190	22,900	14.9
Ontario	**11,202,560**	**1,611,505**	**14.4%**

Source: Statistics Canada, 2001 Census

2.6 Summary of Population and Household Characteristics

Population has Declined

Overall, the City and its predecessor, the Region, have seen a decline in the population from 159,779 in 1981 to 155,219 in 2001. All seven former municipalities experienced a decline in the most recent census period. This population decline can be attributed to net out-migration, particularly among the younger age groups, many of whom left the area in search of job opportunities.

Population is Aging

In 1991 individuals under the age of 40 comprised 60.9% of the population; however, by 2001, this group had dropped to 51.9% of the population of City of Greater Sudbury. Accordingly the 40 and over group had grown from 39.1% in 1991 to close to half of the population in 2001 (48.1%). Further, the seniors population is growing, despite an overall decline in population. In 1991 there were 17,120 seniors aged 65 and over, representing 10.6% of the population. By 2001, this group had grown to 21,500 or 13.9% of the population.

Out-Migration a Contributor of Population Decline and Dampening of Household Formation

The out-migration pattern during the 1991 to 2001 period is reflected in the cohorts aged 20 to 34. This age group declined from 39,145 or 24.2% of the population in 1991, to 28,470 or 18.3% in 2001. This would have the effect of dampening the creation of new households in the area as this group is typically venturing into the market (often for rental accommodation) for the first time.

Despite Decline in Population, Number of Households Increased in last 20 Years, Especially in Outlying Areas

Despite an overall decline in population from 1981 to 2001, the area has seen net growth in the number of households. Households grew from 51,240 in 1981, to 62,520 in 2001. However, the number of households declined during the most recent Census period, from 63,536 in 1996 to 62,250 in 2001. Since 1981, much of the new household creation has been focused in the outlying communities, with Rayside-Balfour, Valley East, Walden and Nickel Centre contributing 5,475 or 49.3% of the 11,100 additional households in the former Region.

Household Sizes Have Decreased

Consistent with the pattern experienced in the province as a whole, average household size has been declining steadily in the Sudbury area, from 4.0 for the Sudbury Region in 1971 to 2.4 for the City of Greater Sudbury in 2001. Overall, there is a fair degree of homogeneity in average household size in the City of Greater Sudbury area, ranging from a low of 2.2 in Sudbury, to 2.9 in Valley East.

The trend toward smaller households is also reflected in the distribution of households by size. One and two person households are growing in terms of their share of the household population. In 1991 they represented 21.3% and 30.7% of households in the Region, respectively. By 2001 these shares had grown to 26.6% and 34.5% of households (61.1% in total) in the City of Greater Sudbury.

Family Household Type Decreasing

The growth in the number of smaller households is consistent with the trends in household type witnessed from 1991 to 2001. In 1991, family households comprised 75.1%. This dropped to 72.4% and 71.1% in 1996 and 2001 respectively. The City of Greater Sudbury has a slightly larger family orientation than the rest of the province where 70.5% of households are considered family households.

Employment Shift from Primary to Tertiary Sector

A review of labour force data by industry from 1991 to 2001 serves to demonstrate the shift away from primary, and to a lesser extent secondary industries, to the tertiary sector. In 1991, mining and manufacturing contributed 10.1% and 7.8% of jobs, respectively. By 2001 this had dropped to 6.4% for both industries. The leading occupation in Greater Sudbury in 2001 was sales and service, at 27.9%. This was followed by business, finance and administration, at 18.4%, and trades, transport and equipment at 16.7%.

The strong reliance on the service sector industry may result in a large number of wage earning households with limited income opportunities, resulting in a stronger demand for modest housing. Given the trend toward a greater share of employment in the service sector, this need is likely to grow over time.

Number of Jobs Decreased and Area has Experienced High Unemployment

The area recorded a net reduction of 6,135 jobs, or 12.9%, over the 10 year period 1991 to 2001. Since 1987 the unemployment rate in Sudbury has typically been higher than both the provincial and national rate. In 2003, the Sudbury unemployment rate stood at 8.4% as compared to 7.0% for Ontario and 7.7% in Canada. Despite achieving more diversity in the local economy, the Greater Sudbury CMA still suffers, to some extent, from chronic difficulty producing enough jobs, despite large scale out-migration over much of this period.

The cyclical nature of the local economy also points to a need to ensure a significant supply of affordable housing is available for those individuals and households experiencing the economic uncertainty.

Sudbury Income Below Provincial and National Average and Median

In 2000, the average income in the City of Greater Sudbury stood at $54,656. This was below the averages recorded in Ontario ($66,836) and Canada ($58,360). Similarly, median incomes in Greater Sudbury trailed their provincial and national counterparts, standing at $45,225 as compared to $53,626 in Ontario and $46,752 in Canada.

In 1980, the pattern of higher incomes being recorded in the outlying areas of Walden and Valley East emerged; by 2000 this had developed even further. A review of income distribution by sub-area reveals that the former City of Sudbury had the highest share of households earning less than $30,000 at 39.2% in 2001.

Incidence of Low Income Households More Acute Among Single People

The incidence of low income households identified in the 2001 Census was slightly higher than that found in the province as a whole. Overall, 14.9% of households in Greater Sudbury met the Statistics Canada low income definition, slightly higher than the 14.4% figure for Ontario as a whole. However, the incidence of low income was much more acute among unattached individuals. In Greater Sudbury, of the 19,930 persons in this group, fully 41.1% or 8,205 were low income. By contrast, of the 45,170 economic families, only 11.5%, or 5,200 met the definition.

3 EXISTING HOUSING STOCK

3.1 Trends in Dwelling Types

3.1.1 Overall Mix in Dwelling Types

In 2001 the City of Greater Sudbury's housing stock was comprised of: 64.3% low density single detached dwellings; 14.3% medium density semi-detached (5.1%), row house (4.1%) and duplex (5.1%) dwellings; and 20.3% higher density low rise apartments (13.8%) and high rise apartments (6.5%). This is very similar to that identified in 1991 when the mix was comprised of 62.7% singles, 14.6% medium density and 20.9% higher density. From 1991 to 1996 (a period characterized by a high number of public housing starts), there was growth in the medium and high density stock to 16.7% and 22.3% respectively. By 2001, however, additional single detached construction and the reduction in multiple units had resulted in a mix of housing characterized by a higher degree of single detached dwellings.

Table 24: Occupied Private Dwellings, 1991-2001

Housing Type	Regional Municipality of Sudbury				City of Greater Sudbury	
	1991		1996		2001	
	#	%	#	%	#	%
Single Detached	36,405	62.7	37,640	59.5	40,530	64.3
Semi-Detached	2,970	5.1	3,300	5.2	3,220	5.1
Row House	2,240	3.9	2,875	4.5	2,615	4.1
Apartment, detached duplex	3,280	5.6	4,460	7.0	3,220	5.1
Apartment building, five or more storeys	4,100	7.1	4,410	7.0	4,120	6.5
Apartment building, less than five storeys	8,025	13.8	9,655	15.3	8,675	13.8
Other single attached house	240	0.4	350	0.6	110	0.2
Movable unit	825	1.4	580	0.9	525	0.8
Total occupied private dwellings	**58,085**	**100.0**	**63,270**	**100.0**	**63,015**	**100.0**

Source: Statistics Canada, 1991, 1996, 2001 Census

Overall, Greater Sudbury has a higher proportion of single detached stock than in Ontario (58.0%). Another characteristic of the area stock is the relatively large number of low rise apartments (13.8%) as compared to the provincial share (9.6%). Additionally, detached apartments and duplexes contributed 5.1% of the stock as compared to just 2.2% in Ontario. Rows (4.1%) and semi detached (5.1%) were less conspicuous in Greater Sudbury versus the provincial share of 7.3% and 6.2% respectively.

3.1.2 Mix in Dwelling Types by Sub-Area

Much of the higher density apartment stock is located in Sudbury, which contributed 85.3% of apartments of three or more units in 2001. Accordingly, the share of single detached (52.4%) in Sudbury was well below the surrounding communities. In Valley East, singles contributed 88.6% of units. The lowest rate of single detached, aside from Sudbury, was in Rayside-Balfour, at 69.9%.

Table 25: Occupied Private Dwellings by Sub-Area, 2001

Housing Type	Capreol		Nickel Centre		Onaping Falls	
	Total	% of total	Total	% of total	Total	% of total
Single-detached house	1,220	86.2	3,635	78.2	1,590	84.4
Semi-detached house	15	1.1	220	4.7	130	6.9
Row house	15	1.1	110	2.4	15	0.8
Apartment, detached duplex	5	0.4	225	4.8	10	0.5
Apartment, building that has five or more storeys	0	0.0	0	0.0	10	0.5
Apartment, building that has fewer than five storeys	140	9.9	365	7.8	105	5.6
Other single-attached house	20	1.4	10	0.2	0	0.0
Movable dwelling	0	0.0	85	1.8	25	1.3
Total occupied private dwellings	**1,415**	**100.0**	**4,650**	**100.0**	**1,885**	**100.0**
Housing Type	**Rayside-Balfour**		**Sudbury**		**Valley East**	
	Total	**% of total**	**Total**	**% of total**	**Total**	**% of total**
Single-detached house	3,980	69.9	19,585	52.4	6,790	88.6
Semi-detached house	330	5.8	2,150	5.7	175	2.3
Row house	310	5.4	2,015	5.4	140	1.8
Apartment, detached duplex	380	6.7	2,505	6.7	80	1.0
Apartment, building that has five or more storeys	15	0.3	3,955	10.6	0	0.0
Apartment, building that has fewer than five storeys	670	11.8	6,960	18.6	265	3.5
Other single-attached house	5	0.1	85	0.2	0	0.0
Movable dwelling	5	0.1	140	0.4	215	2.8
Total occupied private dwellings	**5,695**	**100.0**	**37,395**	**100.0**	**7,665**	**100.0**
Housing Type	**Walden**		**City of Greater Sudbury**		**Ontario**	
	Total	**% of total**	**Total**	**% of total**	**Total**	**% of total**
Single-detached house	3,270	85.5	40,530	64.3	2,447,805	58.0
Semi-detached house	185	4.8	3,220	5.1	262,770	6.2
Row house	20	0.5	2,615	4.1	307,335	7.3
Apartment, detached duplex	5	0.1	3,220	5.1	92,260	2.2
Apartment, building that has five or more storeys	125	3.3	4,120	6.5	678,325	16.1
Apartment, building that has fewer than five storeys	175	4.6	8,675	13.8	406,025	9.6
Other single-attached house	5	0.1	110	0.2	12,530	0.3
Movable dwelling	40	1.0	525	0.8	12,375	0.3
Total occupied private dwellings	**3,825**	**100.0**	**63,015**	**100.0**	**4,219,425**	**100.0**

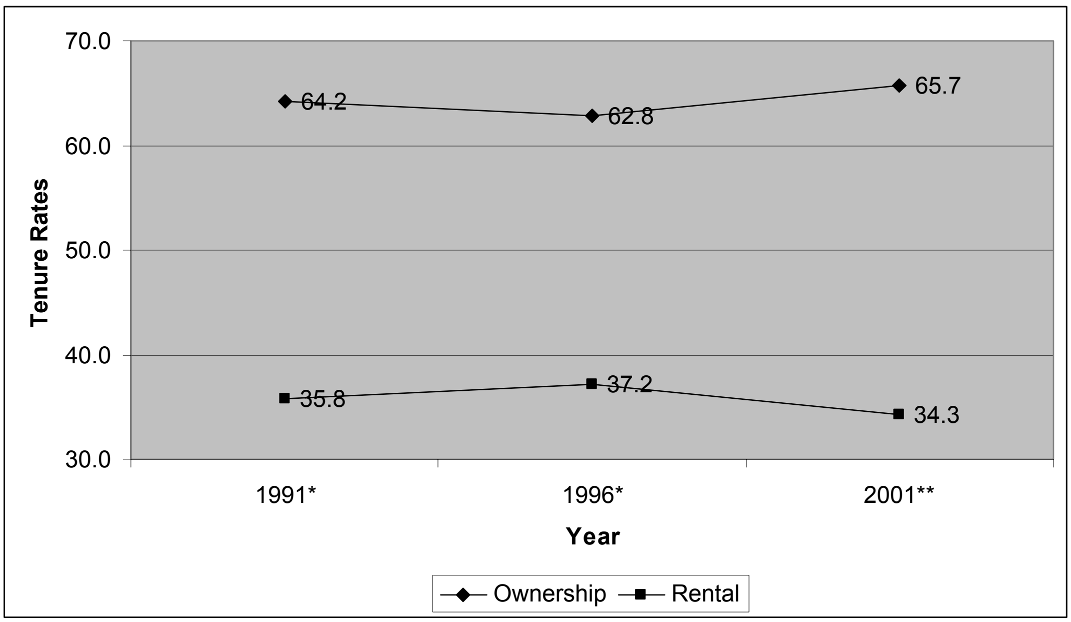
Source: Statistics Canada, 2001 Census

3.2 Trends in Tenure

3.2.1 Trends in Housing Tenure

In 2001, 64.2% of households in the area owned their homes while the remaining 35.8% were renters. This was a slightly lower percentage of owners than the 65.7% displayed in 1991. During the period from 1991 to 1996, the number of renters rose to 37.2%. This group subsequently declined in the five year period to 2001.

Figure 5: Trends in Tenure, 1991 to 2001



Source: Statistics Canada, 1991 & 1996, 2001 Census

3.2.2 Housing Tenure by Sub-Area

In 2001, the share of renter households ranged from a high of 44.9% in Sudbury, to a low of 11.7% in Onaping Falls. Indeed, Sudbury accounted for 77.8% of renters in Greater Sudbury. The next highest share of renters was identified in Rayside-Balfour at 29.7%, followed by Capreol at 25.2%. This pattern has remained largely intact from 1991. As was the case in Greater Sudbury, the renter share of households was down in all jurisdictions with the exception of Capreol (up from 20.5%) and Valley East (which remained stable at 14.5%).

Table 26: Housing Tenure by Sub-Area, 1991-2001

2001	Owned		Rented	
	#	%	#	%
Capreol	1,055	74.8	355	25.2
Nickel Centre	3,750	80.6	900	19.4
Onaping Falls	1,655	88.3	220	11.7
Rayside-Balfour	4,000	70.3	1,690	29.7
Sudbury	20,625	55.1	16,805	44.9
Valley East	6,565	85.5	1,115	14.5
Walden	3,355	88.1	455	11.9
City of Greater Sudbury	**41,430**	**65.7**	**21,590**	**34.3**
1996	**Owned**		**Rented**	
	#	%	#	%
Capreol	1,050	74.7	355	25.3
Nickel Centre	3,480	76.1	1,095	23.9
Onaping Falls	1,575	82.2	340	17.8
Rayside-Balfour	3,750	66.4	1,900	33.6
Sudbury	20,445	53.1	18,085	46.9
Valley East	6,255	83.0	1,285	17.0
Walden	3,200	87.7	450	12.3
RMS	**39,750**	**62.8**	**23,520**	**37.2**
1991	**Owned**		**Rented**	
	#	%	#	%
Capreol	1,065	79.5	275	20.5
Nickel Centre	3,195	77.9	905	22.1
Onaping Falls	1,550	84.2	290	15.8
Rayside-Balfour	3,580	72.4	1,365	27.6
Sudbury	19,820	54.0	16,900	46.0
Valley East	5,655	85.5	960	14.5
Walden	2,920	87.7	410	12.3
RMS	**37,785**	**64.2**	**21,095**	**35.8**

Source: Statistics Canada, 2001 Census

3.3 Condition of Housing Stock

3.3.1 Age of Housing Stock

The Greater Sudbury stock is somewhat older than the provincial standard. Some 55.8% of units were constructed prior to 1971, as compared to 49.2% in Ontario. It is interesting to note, however, that units built before 1946 contributed just 11.9% in Greater Sudbury as compared to 16.7% provincially. Some 31.9% of the Ontario stock has been built since 1980, while in Greater Sudbury, only 23.9% was constructed during this period.

In Onaping Falls, 71.5% of the stock was built prior to 1971. Capreol and Sudbury also display an older stock, with 69.5% and 60.2% of units constructed during this period. By contrast , only 40.6% of homes in Valley East were in this category. Similarly, Walden and Rayside-Balfour had comparatively younger stock. Since 1991, Valley East and Walden have witnessed the largest proportion of new construction, as 18.1% and 15.0% of units were built from 1991 to 2001. Newer housing comprises a larger share of the existing housing stock in these areas compared to the City as a whole

Table 27: Dwellings by Age and Sub-Area, 2001

Year	Capreol		Nickel Centre		Onaping Falls		Rayside-Balfour	
	#	%	#	%	#	%	#	%
Before 1946	360	25.5	910	19.5	185	9.8	345	6.0
1946-1960	345	24.5	1,195	25.7	755	40.2	1,245	21.8
1961-1970	275	19.5	685	14.7	405	21.5	1,350	23.6
1971-1980	275	19.5	810	17.4	260	13.8	1,325	23.2
1981-1990	95	6.7	460	9.9	135	7.2	660	11.6
1991-1995	40	2.8	435	9.3	100	5.3	640	11.2
1996-2001	20	1.4	160	3.4	40	2.1	145	2.5
Total	**1,410**	**100.0**	**4,655**	**100.0**	**1,880**	**100.0**	**5,710**	**100.0**

Year	Sudbury		Valley East		Walden		City of Greater Sudbury	
	#	%	#	%	#	%	#	%
Before 1946	5,265	14.1	175	2.3	235	6.2	7,525	11.9
1946-1960	9,550	25.5	1,345	17.5	1,140	29.9	15,640	24.8
1961-1970	7,695	20.6	1,600	20.8	595	15.6	12,655	20.1
1971-1980	6,470	17.3	2,090	27.2	805	21.1	12,145	19.3
1981-1990	5,170	13.8	1,095	14.2	470	12.3	8,190	13.0
1991-1995	2,535	6.8	1,000	13.0	315	8.3	5,090	8.1
1996-2001	735	2.0	390	5.1	255	6.7	1,770	2.8
Total	**37,420**	**100.0**	**7,695**	**100.0**	**3,815**	**100.0**	**63,015**	**100.0**

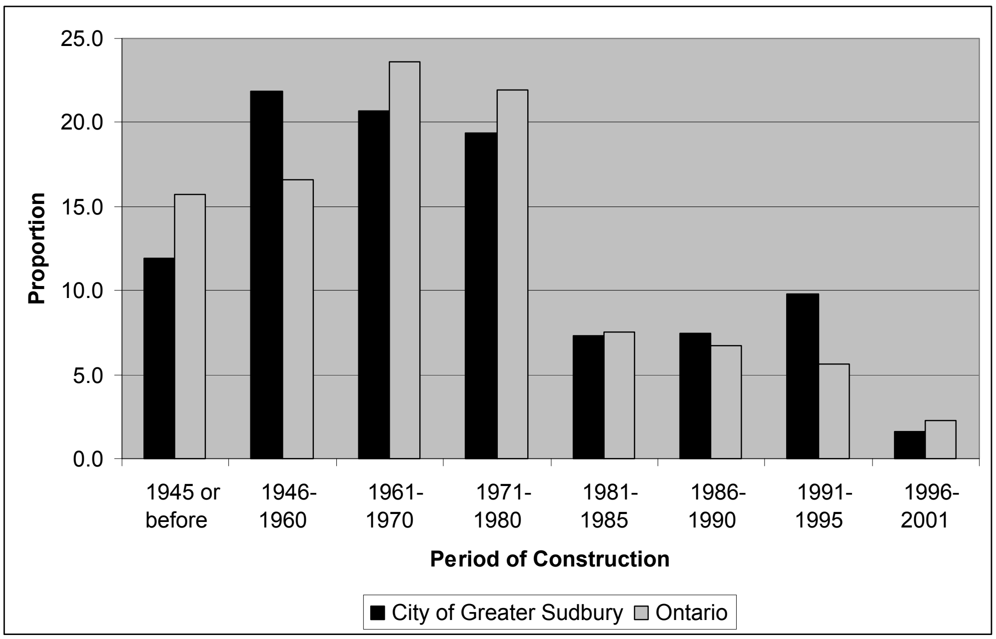
Year	Ontario	
	#	%
Before 1946	703,410	16.7
1946-1960	692,700	16.4
1961-1970	680,890	16.1
1971-1980	795,115	18.8
1981-1990	743,770	17.6
1991-1995	286,800	6.8
1996-2001	316,730	7.5
Total	**4,219,415**	**100.0**

Source: Statistics Canada, Census 2001

3.3.2 Age of Rental Housing Stock

As is the case in Ontario as a whole, the great majority of the rental stock in the area is at least 25 years old. Fully 73.9% was built by 1980 (slightly below the 77,8% recorded provincially). Some 11.9% of the City of Greater Sudbury units were constructed prior to 1946. This is a lower share of old stock than demonstrated in Ontario, at 15.7%. The peak rental building period was from 1946 to 1980. The subsequent 10 year periods from 1981 to 1990, and 1991 to 2001 were less active. In particular, the period after 1995, which represented just 1.6% of the rental stock in 2001.

Figure 6: Age of Rental Housing Stock in the City of Greater Sudbury and Ontario (2001)



Source: Statistics Canada, Special Tabulation, 2001 Census

Overall, the Sudbury rental stock is somewhat older than the other major rental contributing communities of Rayside-Balfour and Valley East. In Sudbury, 74.6% of units were built prior to 1981. This compares to 66.0% in Rayside-Balfour and 60.3% in Valley East. It is interesting to note that 31.9% of rental units in Capreol are in older, pre-1946, buildings. There has been very limited new construction in this community. Similarly, 20.4% of units in Nickel Centre were built prior to 1946. In Onaping Falls, close to half of rental units (48.8%) were constructed between 1946 and 1960, and are at least 45 years old.

Table 28: Age of Rental Housing Stock by Sub Area (2001)

Year	Capreol		Nickel Centre		Onaping Falls	
	#	%	#	%	#	%
1945 or before	115	31.9	185	20.4	15	7.0
1946-1960	80	22.2	225	24.9	105	48.8
1961-1970	75	20.8	160	17.7	30	14.0
1971-1980	45	12.5	165	18.2	10	4.7
1981-1985	10	2.8	75	8.3	35	16.3
1986-1990	0	0.0	20	2.2	0	0.0
1991-1995	25	6.9	60	6.6	20	9.3
1996-2001	10	2.8	15	1.7	0	0.0
Total	**360**	**100.0**	**905**	**100.0**	**215**	**100.0**
Year	**Rayside-Balfour**		**Sudbury**		**Valley East**	
	#	%	#	%	#	%
1945 or before	125	7.4	2,015	12.0	40	3.6
1946-1960	360	21.3	3,620	21.5	240	21.6
1961-1970	345	20.4	3,565	21.2	190	17.1
1971-1980	285	16.9	3,350	19.9	200	18.0
1981-1985	75	4.4	1,290	7.7	80	7.2
1986-1990	140	8.3	1,355	8.1	75	6.8
1991-1995	335	19.8	1,420	8.5	240	21.6
1996-2001	25	1.5	185	1.1	45	4.1
Total	**1,690**	**100.0**	**16,800**	**100.0**	**1,110**	**100.0**
Year	**Walden**		**City of Greater Sudbury**		**New Townships**	
	#	%	#	%	**#**	%
1945 or before	65	14.4	2,570	11.9	10	25.0
1946-1960	65	14.4	4,715	21.9	10	25.0
1961-1970	100	22.2	4,465	20.7	0	0.0
1971-1980	105	23.3	4,175	19.4	20	50.0
1981-1985	15	3.3	1,580	7.3	0	0.0
1986-1990	15	3.3	1,610	7.5	0	0.0
1991-1995	10	2.2	2,105	9.8	0	0.0
1996-2001	75	16.7	350	1.6	0	0.0
Total	**450**	**100.0**	**21,570**	**100.0**	**40**	**100.0**
Year	**Ontario**					

Table 28: Age of Rental Housing Stock by Sub Area (2001)

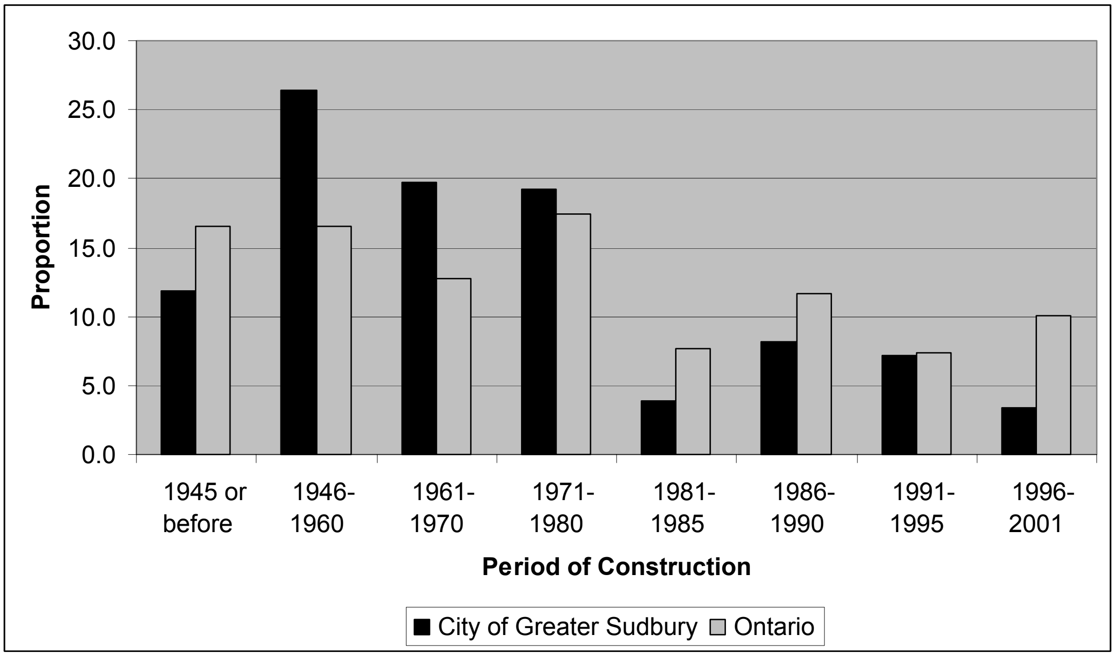
	#	%
1945 or before	210,360	15.7
1946-1960	222,090	16.6
1961-1970	316,040	23.6
1971-1980	293,685	21.9
1981-1985	100,950	7.5
1986-1990	90,195	6.7
1991-1995	75,560	5.6
1996-2001	29,970	2.2
Total	**1,338,850**	**100.0**

Source: Statistics Canada, Special Tabulation, 2001 Census

3.3.3 Age of Ownership Housing Stock

Overall, the area ownership stock is younger than the rental units. In Greater Sudbury 77.4% of ownership units were constructed prior to 1981(as compared to 73.9% of rentals). This is somewhat older than in Ontario at 63.3%. The Province recorded a larger share of recently constructed units with 10.0% of the stock having been built between 1996 and 2001. By comparison, this period contributed just 3.4% of Greater Sudbury units in 2001.

Figure 7: Age of Ownership Housing Stock in the City of Greater Sudbury and Ontario (2001)



Source: Statistics Canada, Special Tabulation, 2001 Census

In the former City of Sudbury the ownership stock is slightly skewed toward the older homes as only 20.4%% of units were built after 1980. Accordingly, some of the outlying communities have recorded a higher share of ownership construction since 1980. In Walden and Valley East, post 1980 units represent 27.5% and 31.3% respectively. Similar to the rental stock, Capreol and Onaping Falls have relatively older ownership units. In Capreol 49.3% of these were built prior to 1961 while in Onaping Falls, 48.8% are at least 45 years old.

Table 29: Age of Ownership Housing Stock by Sub Area (2001)

Year	Capreol		Nickel Centre		Onaping Falls	
	#	%	#	%	#	%
1945 or before	240	23.4	725	19.3	160	9.7
1946-1960	265	25.9	970	25.8	645	39.1
1961-1970	190	18.5	525	14.0	370	22.4
1971-1980	220	21.5	640	17.0	250	15.2
1981-1985	20	2.0	85	2.3	25	1.5
1986-1990	55	5.4	285	7.6	75	4.5
1991-1995	20	2.0	375	10.0	80	4.8
1996-2001	15	1.5	150	4.0	45	2.7
Total	**1,025**	**100.0**	**3,755**	**100.0**	**1,650**	**100.0**
Year	**Rayside-Balfour**		**Sudbury**		**Valley East**	
	#	%	#	%	#	%
1945 or before	210	5.3	3,250	15.8	130	2.0
1946-1960	875	22.1	5,935	28.8	1,095	16.8
1961-1970	1,010	25.5	4,100	19.9	1,390	21.3
1971-1980	1,030	26.0	3,115	15.1	1,870	28.7
1981-1985	105	2.6	995	4.8	235	3.6
1986-1990	320	8.1	1,540	7.5	690	10.6
1991-1995	300	7.6	1,100	5.3	760	11.7
1996-2001	115	2.9	555	2.7	350	5.4
Total	**3,965**	**100.0**	**20,590**	**100.0**	**6,520**	**100.0**
Year	**Walden**		**City of Greater Sudbury**		**New Townships**	
	#	%	#	%	**#**	%
1945 or before	160	4.8	4,895	11.9	20	4.4
1946-1960	1,075	32.0	10,910	26.4	50	11.1
1961-1970	495	14.8	8,165	19.8	80	17.8
1971-1980	700	20.9	7,955	19.3	130	28.9
1981-1985	95	2.8	1,615	3.9	55	12.2
1986-1990	345	10.3	3,365	8.1	60	13.3
1991-1995	310	9.2	2,975	7.2	35	7.8
1996-2001	175	5.2	1,420	3.4	20	4.4
Total	**3,355**	**100.0**	**41,300**	**100.0**	**450**	**100.0**

Table 29: Age of Ownership Housing Stock by Sub Area (2001)

Year	Ontario	
	#	%
1945 or before	465,235	16.5
1946-1960	465,630	16.5
1961-1970	358,795	12.8
1971-1980	492,115	17.5
1981-1985	216,140	7.7
1986-1990	327,355	11.6
1991-1995	206,655	7.3
1996-2001	281,865	10.0
Total	**2,813,790**	**100.0**

Source: Statistics Canada, Special Tabulation, 2001 Census

3.3.4 Condition of Permanent Dwellings

Based on 2001 Census data, the stock in Greater Sudbury is slightly poorer in comparison with the provincial stock. Consistent with the older nature of the stock, 8.5% of units required major repairs, as compared to 7.4% in Ontario. Similarly, 27.8% needed minor repairs as compared to 25.5% provincially. Residents in Capreol (13.4%) and Nickel Centre (10.1%) indicated the highest requirements for major repairs. In Onaping Falls this was only identified in 5.9% of dwellings. In Sudbury, 8.5% of units required major repairs and 26.0%, minor work.

Table 30: Condition of Dwellings by Sub-Area, 2001

Area	Condition of Housing Stock						Total
	Regular Maintenance*		Minor Repairs**		Major Repairs***		
	#	%	#	%	#	%	
Capreol	775	54.8%	450	31.8%	190	13.4%	1,415
Nickel Centre	2,695	57.9%	1,490	32.0%	470	10.1%	4,655
Onaping Falls	1,205	64.1%	565	30.1%	110	5.9%	1,880
Rayside-Balfour	3,635	63.8%	1,615	28.3%	450	7.9%	5,700
Sudbury	24,480	65.4%	9,735	26.0%	3,190	8.5%	37,405
Valley East	4,850	62.9%	2,270	29.5%	585	7.6%	7,705
Walden	2,250	59.0%	1,235	32.4%	330	8.7%	3,815
City of Greater Sudbury	**40,140**	**63.7%**	**17,540**	**27.8%**	**5,340**	**8.5%**	**63,020**
Ontario	2,830,380	67.1%	1,074,735	25.5%	314,300	7.4%	4,219,415

Source: Statistics Canada, Census 2001

Notes: According to Statistics Canada, Regular maintenance* refers to refers to painting, furnace cleaning, etc.

Minor repairs** refers to refer to the repair of missing or loose floor tiles, bricks or shingles, defective steps, railing or siding, etc.

Major repairs *** refer to the repair of defective plumbing or electrical wiring, structural repairs to walls, floors or ceilings, etc

3.3.5 Property Maintenance Complaints

The following Table show property maintenance complaints for the City of Greater Sudbury. For a more detailed table by sub-area, please refer to Appendix 3. Property maintenance complaints received by the City have shown a substantial increase in complaints over the last 10 years. In 1994 there were a total of 408 in the region; by 2003 this had grown to 1,747. General property service issues contributed 684 or 39.2% of complaints in 2003. This was followed by landlord and tenant complaints comprising 556 or 31.8%. In 2003, the great majority of complaints originated in the former City of Sudbury. The former city represented 1,277 or 73.1% of maintenance problems. In this community, landlord and tenant issues were the leading cause of concern at 35.7%, while general complaints contributed 35.2%. Given that the former City contains the vast majority of rental housing in the area, it would be expected that the bulk of such complaints come from this area.

This increase in property maintenance complaints may be indicative of the aging of the housing stock, especially the rental housing stock where almost three-quarters of the stock is more than 20 years old.

Key references indicated that presently, the population has a greater awareness of how to complain about the condition of properties. This accounts for the increase in the number of complaints from the pre-2000 to post-2001 period.

Table 31: Property Maintenance Complaints, Regional Municipality of Sudbury 1994 – 2000 and City of Greater Sudbury 2001 - 2003

Complaint	Regional Municipality of Sudbury							City of Greater Sudbury			1994 to 2003 Total
	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	
Fencing complaints	4	2	46	26	22	24	46	67	71	56	364
Garbage	123	115	156	109	108	83	61	119	247	331	1,452
Heat	2	1	1	1	-	-	-	5	13	8	31
Snow removal	40	64	100	129	44	41	63	134	125	63	803
Trees	2	-	1	2	-	2	2	5	20	4	38
Clearing of grounds	91	41	41	48	50	40	20	16	45	45	437
Landlord & tenant complaint	-	-	138	124	152	216	274	516	414	556	2390
General p.s. complaint	146	196	244	246	270	306	358	700	652	684	3802
Grand Total	**408**	**419**	**727**	**685**	**646**	**712**	**824**	**1,562**	**1,587**	**1,747**	**9,317**

Source: Special tabulation of Complaints Management System; Bylaw Enforcement Section, City of Greater Sudbury (October 5, 2004). Prepared by the Community & Strategic Planning Section, City of Greater Sudbury.

Note: Property maintenance complaints for the new townships (previously unorganized areas now part of the new City) are included under Sudbury.

3.4 Summary of Existing Housing Stock

Single Detached Homes Dominate Market, Especially in Outlying Areas

Overall, the City of Greater Sudbury has a higher proportion of single detached stock than in Ontario, 64.3% of stock for Greater Sudbury compared to 58.0% for the province. However, the share of single detached homes in the former City of Sudbury (52.4%) is well below the surrounding areas. In Valley East, singles contributed 88.6% of units. The lowest rate of single detached, aside from Sudbury, was in Rayside-Balfour, at 69.9%.

Majority of Renters Located in Former City of Sudbury

In 2001, the share of renter households ranged from a high of 44.9% in Sudbury, to a low of 11.7% in Onaping Falls. Indeed, Sudbury accounted for 77.8% of renters in Greater Sudbury. The next highest share of renters was identified in Rayside-Balfour at 29.7%, followed by Capreol at 25.2%. This pattern has remained largely intact from 1991. However, the share of renter households was down in all jurisdictions with the exception of Capreol (up from 20.5%) and Valley East (which remained stable at 14.5%).

Housing Stock Slightly Older Than Provincial Stock

The City of Greater Sudbury housing stock is somewhat older in comparison to the provincial housing stock as a whole. Some 55.8% of units were constructed prior to 1971, as compared to 49.2% in Ontario. It is interesting to note, however, that units built before 1946 contributed just 11.9% in Greater Sudbury as compared to 16.7% provincially. Some 31.9% of the Ontario stock has been built since 1980, while in Greater Sudbury, only 23.9% was constructed during this period. Newer housing stock is found in Valley East and Walden with 18.1% and 15.0% of housing built between 1991 and 2001.

In Onaping Falls, 71.5% of the stock was built prior to 1971. Capreol and Sudbury also display an older stock, with 69.5% and 60.2% of units constructed during this period. By contrast , only 40.6% of homes in Valley East were in this category. Similarly, Walden and Rayside-Balfour had comparatively younger stock. Since 1991, Valley East, Walden and Rayside-Balfour have witnessed the highest proportion of new construction with 18.1%, 15.0% and 13.7% of units built from 1991 to 2001, respectively.

Majority of Rental Stock Older Than 25 Years

As is the case in Ontario as a whole, the great majority of the rental stock in the area is at least 25 years old. Fully 73.9% was built by 1980 (slightly below the 77.8% recorded provincially). Some 11.9% of the City of Greater Sudbury rental units were constructed prior to 1946. This is a lower share of old stock than demonstrated in Ontario, at 15.7%. The peak rental building period was from 1946 to 1980. The subsequent 10 year periods from 1981 to 1990, and 1991 to 2001 were less active. In particular, the period after 1995 saw few rental units built with units built during this period representing just 1.6% of the rental stock as of 2001.

Housing in Slightly Poorer Condition in Comparison with Provincial Average

Based on 2001 Census data, the stock in Greater Sudbury is in slightly poorer condition in comparison with the provincial average. Consistent with the older nature of the stock, 8.5% of units required major repairs, as compared to 7.4% in Ontario. Similarly, 27.8% needed minor repairs as compared to 25.5% provincially. Residents in Capreol (13.4%) and Nickel Centre (10.1%) indicated the highest requirements for major repairs.

Property maintenance complaints received by the City have shown a substantial increase in complaints over the last 10 years. This increase in property maintenance complaints may be indicative of the aging of the housing units, especially the rental dwellings where almost three-quarters of the stock is more than 20 years old.

4 HOME OWNERSHIP MARKET

4.1 Role of Ownership Market

Home ownership is often viewed as the most important way to build personal assets, thereby helping to reduce poverty. It offers stability in day-to-day living and visible standing in the community. Home ownership is also viewed as the ideal form of personal investment. In essence, a mortgage is a form of forced savings. The Canadian government attests to this fact, and has actively promoted home ownership among Canadian residents.

In addition, preliminary findings of a survey conducted by Habitat for Humanity – Canada, "Assessment of the Outcomes for Habitat for Humanity Home Buyers" (November 2003), has found that security of tenure can lead to improved performance in school and better behaviour among children. In fact, the preliminary findings of the assessment found that about 28% of those responding to the survey indicated that their children's grades had improved since they moved to their Habitat home and 60% of respondents reported that their children were happier, more outgoing and more confident.

The higher the proportion of owner households in a community, generally the better that population is housed in terms of quality of living environment, security of tenure and affordability. Of course, for those of lower income, frail health or special needs that are unable to afford or otherwise cope with home ownership, the lack of other options in such communities can cause severe hardship.

While home ownership is often regarded as the ideal type of housing, this option is not available to everyone. The dream of home ownership is virtually impossible for many individuals, such as: most new immigrants, many persons with mental, physical and developmental disabilities, many single mothers with children and persons living on social assistance.

4.2 Trends in Ownership Tenure

As discussed earlier, the rate of home ownership has remained fairly stable in recent years. Despite a small dip from 1991 to 1996, the proportion of owners stood at 65.7% in 2001, slightly higher than 64.2% in 1991. The rise in ownership rates has been enhanced by the improvements in the relative affordability of homes as a result of a general reduction in interest rates, and relatively stable house prices in the area.

Table 32: Trends in Ownership Dwellings by Area, 1991-2001

Area	Regional Municipality of Sudbury				City of Greater Sudbury	
	1991*		1996*		2001**	
	#	% of total Stock	#	% of total Stock	#	% of total Stock
Capreol	1,065	79.5	1,050	74.7	1,055	74.8
Nickel Centre	3,195	77.9	3,480	76.1	3,750	80.6
Onaping Falls	1,550	84.2	1,575	82.2	1,655	88.3
Rayside-Balfour	3,580	72.4	3,750	66.4	4,000	70.3
Sudbury	19,820	54.0	20,445	53.1	20,625	55.1
Valley East	5,655	85.5	6,255	83.0	6,565	85.5
Walden	2,920	87.7	3,200	87.7	3,355	88.1
Total	**37,785**	**64.2**	**39,750**	**62.8**	**41,430**	**65.7**

Source: Statistics Canada, 1991 & 1996, 2001 Census

4.3 Proportion of Owned Dwellings

Close to half of owners in Greater Sudbury are located in Sudbury (49.8%). The former city contributed 20,625 of the 41,430 owner occupied dwellings in Greater Sudbury in 2001. Valley East was home to an additional 6,565 owners representing 15.8% of area home owners.

Table 33: Distribution of Ownership Dwellings by Sub-Area, 2001

Area	# Owned	% Distribution by Area	Total Housing Stock
Capreol	1,055	2.5	1,410
Nickel Centre	3,750	9.1	4,650
Onaping Falls	1,655	4.0	1,875
Rayside-Balfour	4,000	9.7	5,690
Sudbury	20,625	49.8	37,430
Valley East	6,565	15.8	7,680
Walden	3,355	8.1	3,810
City of Greater Sudbury	**41,430**	**100.0**	**63,020**

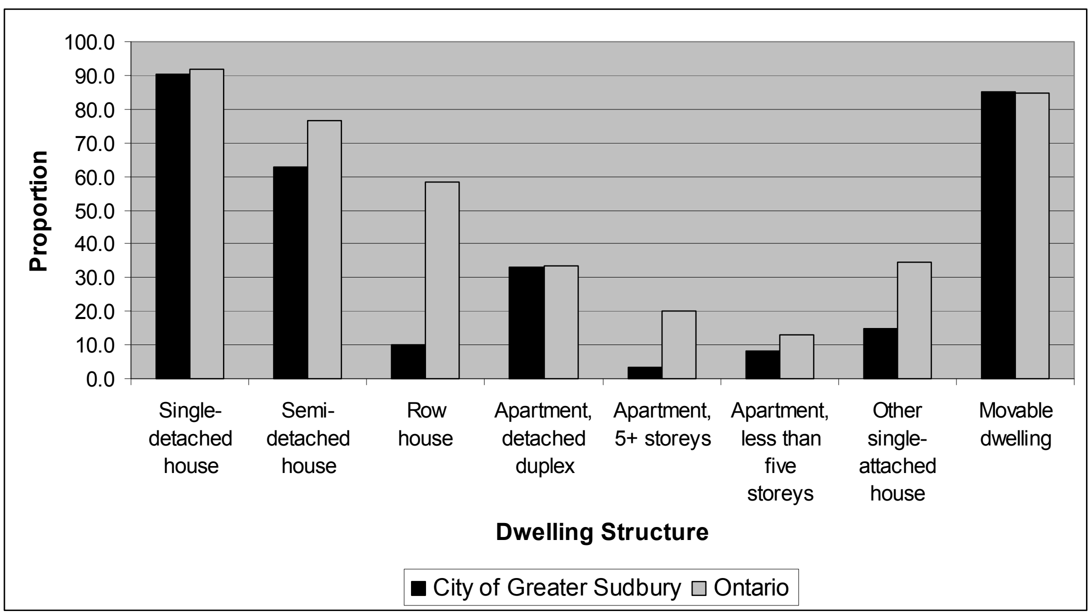
Source: Statistics Canada, 2001 Census

4.4 Ownership Housing Building Types

The area displays some interesting differences with the Ontario market with respect to tenure by housing type. This is most notable among row houses and apartments. In Greater Sudbury, only 10.2% of rows are owner occupied, well below the 58.2% for Ontario as a whole. Among high-rise apartments, only 3.2% were owner occupied as compared to 19.9% provincially (consistent with the more prominent role of condominiums in Southern Ontario markets). This disparity is less pronounced among low-rise apartments as 8.2% were owner occupied versus 13.0% in Ontario.

In the former City of Sudbury the ownership pattern is consistent with the area as a whole. Among single detached homes, 88.7% were owner occupied. This drops to 64.6% among semi-detached. Among the 2,550 duplex units, 30.8% were owner occupied. The ownership rate among detached units is typically higher in the outlying communities, rising to 95.1% in Onaping Falls and 94.5% in Walden. Capreol is an exception to this rule, dropping to 85.7%. Among semi-detached, the 39.4% owner-occupied share in Rayside-Balfour is well below the 62.6% standard for the area.

Figure 8: Ownership Dwellings by Housing Structure for the City of Greater Sudbury and Ontario (2001)



Source: Statistics Canada, Special Tabulation - 2001 Census

Table 34: Ownership Dwellings by Housing Structure by Sub Area and Ontario (2001)

House Structure	Capreol			Nickel Centre		
	Total Stock	# Owned	% Owned	Total	Owned	% Owned
Single-detached house	1,185	1,015	85.7	3,680	3,375	91.7
Semi-detached house	30	20	66.7	185	135	73.0
Row house	15	0	0.0	85	15	17.6
Apartment, detached duplex	10	0	0.0	215	95	44.2
Apartment, 5+ storeys	0	0	-	65	55	84.6
Apartment, less than five storeys	125	0	0.0	345	0	0.0
Other single-attached house	30	0	0.0	10	10	100.0
Movable dwelling	0	0	-	85	75	88.2
Total	**1,395**	**1,035**	**74.2**	**4,670**	**3,760**	**80.5**
House Structure	**Onaping Falls**			**Rayside-Balfour**		
	Total Stock	**# Owned**	**% Owned**	**Total**	**Owned**	**% Owned**
Single-detached house	1,625	1,545	95.1	3,975	3,575	89.9
Semi-detached house	110	75	68.2	330	130	39.4
Row house	10	0	0.0	295	85	28.8
Apartment, detached duplex	0	0	-	350	130	37.1
Apartment, 5+ storeys	10	0	0.0	20	0	0.0
Apartment, less than five storeys	100	15	15.0	675	35	5.2
Other single-attached house	0	0	-	0	0	-
Movable dwelling	20	20	100.0	0	0	-
Total	**1,875**	**1,655**	**88.3**	**5,645**	**3,955**	**70.1**
House Structure	**Sudbury**			**Valley East**		
	Total Stock	**# Owned**	**% Owned**	**Total**	**Owned**	**% Owned**
Single-detached house	19,690	17,470	88.7	6,650	6,120	92.0
Semi-detached house	2,220	1,435	64.6	205	95	46.3
Row house	1,955	145	7.4	165	0	0.0
Apartment, detached duplex	2,550	785	30.8	85	40	47.1
Apartment, 5+ storeys	3,970	130	3.3	0	0	-
Apartment, less than five storeys	6,790	510	7.5	315	75	23.8
Other single-attached house	65	10	15.4	0	0	-
Movable dwelling	140	100	71.4	215	190	88.4
Total	**37,380**	**20,585**	**55.1**	**7,635**	**6,520**	**85.4**

Table 34: Ownership Dwellings by Housing Structure by Sub Area and Ontario (2001)

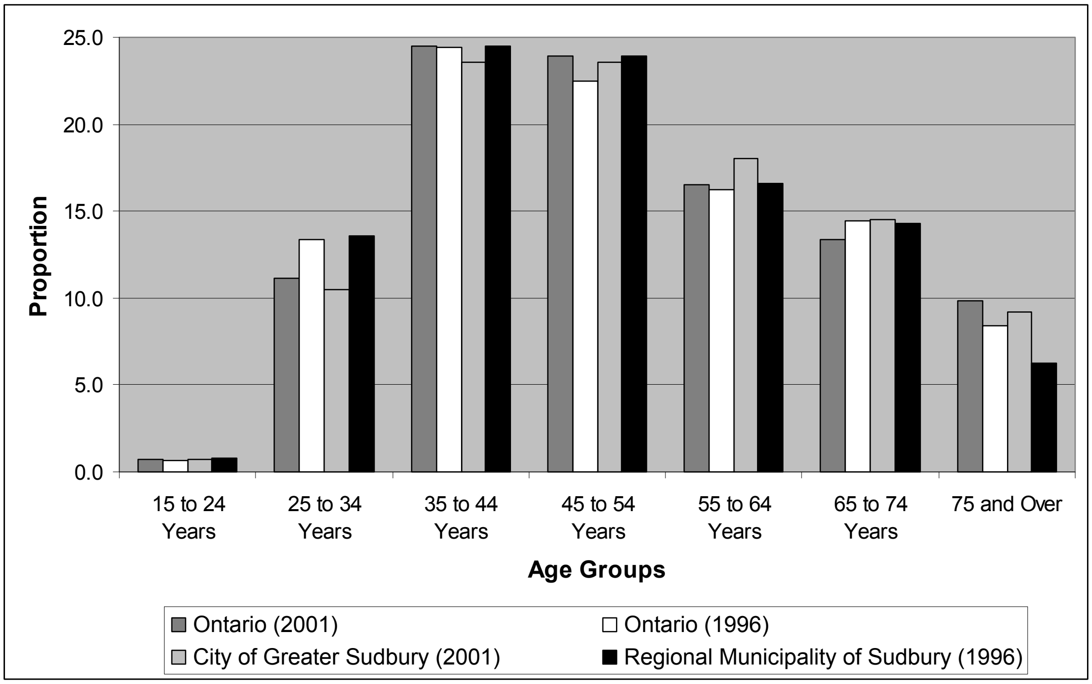
House Structure	Walden			City of Greater Sudbury		
	Total Stock	# Owned	% Owned	Total	Owned	% Owned
Single-detached house	3,300	3,120	94.5	40,565	36,645	90.3
Semi-detached house	170	160	94.1	3,230	2,030	62.8
Row house	15	15	100.0	2,550	260	10.2
Apartment, detached duplex	0	0	-	3,210	1,060	33.0
Apartment, 5+ storeys	105	0	0.0	4,105	130	3.2
Apartment, less than five storeys	155	10	6.5	8,565	700	8.2
Other single-attached house	0	0	-	100	15	15.0
Movable dwelling	50	50	100.0	540	460	85.2
Total	**3,795**	**3,355**	**88.4**	**62,865**	**41,300**	**65.7**
House Structure	**New Townships**			**Ontario**		
	Total Stock	**# Owned**	**% Owned**	**Total**	**Owned**	**% Owned**
Single-detached house	460	425	92.4	2,400,125	2,203,870	91.8
Semi-detached house	10	0	0.0	262,690	201,620	76.8
Row house	0	0	-	306,760	178,655	58.2
Apartment, detached duplex	0	0	-	87,790	29,355	33.4
Apartment, 5+ storeys	0	0	-	672,720	134,100	19.9
Apartment, less than five storeys	0	0	-	398,450	51,865	13.0
Other single-attached house	0	0	-	12,160	4,185	34.4
Movable dwelling	30	20	66.7	11,945	10,140	84.9
Total	**500**	**445**	**89.0**	**4,152,640**	**2,813,790**	**67.8**

Source: Statistics Canada, Special Tabulation - 2001 Census

4.5 Age of Home Owners

Ownership households in Greater Sudbury are somewhat older than their provincial counterparts. In 2001, 41.7% were aged 55 and older as compared to 39.8% in Ontario. While this share grew only slightly (from 39.1% in 1996) in Ontario, the Sudbury share rose from just 37.2% in 1996. Older, 75 plus homeowners grew from 6.3% in 1996 to 9.2% in 2001. Still, this was below the provincial standard of 9.8%. Both areas saw a notable drop in younger homeowners aged 25-34.

Figure 9: Age of Home Owners In the City of Greater Sudbury and Ontario for 1996 and 2001



Source: Statistics Canada, Special Tabulation - 2001 Census

Note: For comparison purposes, data for the City of Greater Sudbury in 2001 was based on the eight sub-areas only. This enables a straight comparison with the 1996 Regional Municipality of Sudbury

Table 35: Age of Home Owners In the City of Greater Sudbury and Ontario for 1996 and 2001

Age of Primary Maintainer	Percentage of Home Owners			
	Ontario (2001)	Ontario (1996)	City of Greater Sudbury (2001)	Regional Municipality of Sudbury (1996)
15 to 24 Years	0.7	0.6	0.7	0.8
25 to 34 Years	11.1	13.4	10.5	13.6
35 to 44 Years	24.5	24.4	23.6	24.5
45 to 54 Years	23.9	22.5	23.5	23.9
55 to 64 Years	16.5	16.2	18.0	16.6
65 to 74 Years	13.4	14.5	14.5	14.3
75 and Over	9.8	8.4	9.2	6.3
Total	100.0	100.0	100.0	100.0

Source: Statistics Canada, Special Tabulation - 2001 Census

Note: For comparison purposes, data for the City of Greater Sudbury in 2001 was based on the eight sub-areas only. This enables a straight comparison with the 1996 Regional Municipality of Sudbury

The former City of Sudbury displayed a 47.8% share of owners aged 55 and over in 2001. Other communities which were characterized by an older distribution of owners included Capreol (45.8%) and Onaping Falls (45.7%). The remaining areas all displayed a somewhat younger distribution. In Valley East this older group represented just 29.2% of homeowners. The former City of Sudbury contained the highest share of elderly owners at 12.2% while Capreol displayed a 10.7% share.

Table 36: Age of Owners By Sub-Area (2001)

Age of Primary Maintainer	Capreol		Nickel Centre		Onaping Falls	
	#	%	#	%	#	%
15 to 24 Years	10	1.0	25	0.7	0	0.0
25 to 34 Years	75	7.3	460	12.3	170	10.3
35 to 44 Years	250	24.4	1,045	27.9	350	21.2
45 to 54 Years	220	21.5	875	23.3	360	21.8
55 to 64 Years	180	17.6	610	16.3	340	20.6
65 to 74 Years	180	17.6	460	12.3	290	17.6
75 and Over	110	10.7	275	7.3	140	8.5
Total	**1,025**	**100.0**	**3,750**	**100.0**	**1,650**	**100.0**
Age of Primary Maintainer	**Rayside-Balfour**		**Sudbury**		**Valley East**	
	#	%	#	%	#	%
15 to 24 Years	40	1.0	170	0.8	45	0.7
25 to 34 Years	415	10.5	1,775	8.6	995	15.2
35 to 44 Years	1,030	26.1	4,120	20.0	1,975	30.3
45 to 54 Years	1,070	27.1	4,675	22.7	1,600	24.5
55 to 64 Years	670	17.0	3,935	19.1	1,000	15.3
65 to 74 Years	505	12.8	3,390	16.5	675	10.3
75 and Over	220	5.6	2,520	12.2	235	3.6
Total	**3,950**	**100.0**	**20,585**	**100.0**	**6,525**	**100.0**
Age of Primary Maintainer	**Walden**		**City of Greater Sudbury**		**New Townships**	
	#	%	#	%	#	%
15 to 24 Years	10	0.3	300	0.7	10	2.2
25 to 34 Years	385	11.5	4320	10.5	40	8.8
35 to 44 Years	860	25.6	9745	23.6	110	24.2
45 to 54 Years	820	24.4	9775	23.7	155	34.1
55 to 64 Years	620	18.5	7425	18.0	65	14.3
65 to 74 Years	415	12.4	5980	14.5	60	13.2
75 and Over	245	7.3	3760	9.1	15	3.3
Total	**3,355**	**100.0**	**41,305**	**100.0**	**455**	**100.0**

Age Categories	Ontario	
	#	%
15 to 24 Years	19,975	0.7
25 to 34 Years	312,510	11.1
35 to 44 Years	690,180	24.5
45 to 54 Years	673,845	23.9
55 to 64 Years	464,085	16.5
65 to 74 Years	376,705	13.4
75 and Over	276,485	9.8
Total	**2,813,785**	**100.0**

Source: Statistics Canada, Special Tabulation - 2001 Census

4.6 Cost of Ownership Housing

4.6.1 MLS Reports by Price Range

As of September of 2004, a wide variety of homes, by price range, were available on the resale market. Of the 1,047 homes for sale, 454 or 44.4%, were listed at $100,000 or less. An additional 331 or 31.6%, were available for between $100,001 and $175,000. The remaining 25.0% were listed at over $175,000. Sudbury represented 42.6% of the market, followed by Valley East (20.0%) and Nickel Centre (15.6%).

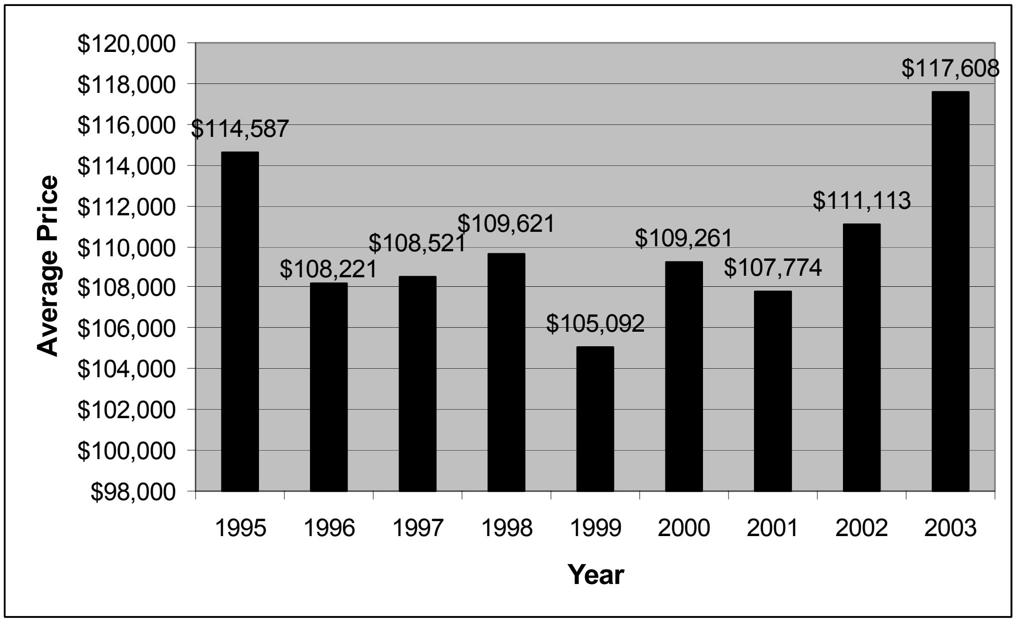
Table 37: Houses Listed for Sale (As of September 16, 2004)

Area	Under $50,000	$50,001 to $80,000	$80,001 to $100,000	$100,001 to 125,000	$125,001 to $150,000	$150,001 to $175,000	$175,001 and over	Total Listings	% of Listings
Capreol	11	17	10	2	0	1	0	41	**3.9**
Nickel Centre	27	53	17	25	6	10	25	163	**15.6**
Onaping Falls	16	13	3	9	2	0	5	48	**4.6**
Rayside-Balfour	3	15	8	12	6	10	18	72	**6.9**
Sudbury	33	86	71	55	40	26	135	446	**42.6**
Valley East	10	13	18	27	29	44	68	209	**20.0**
Walden	5	10	15	7	8	12	11	68	**6.5**
Total Listings	**105**	**207**	**142**	**137**	**91**	**103**	**262**	**1,047**	**100.0**
% of Listings	**10.0**	**19.8**	**13.6**	**13.1**	**8.7**	**9.8**	**25.0**	**100.0**	

Source: www.mls.ca, As at September 15, 2004

The average resale price in 2003 stood at $117,608, up markedly from $111,113 in 2002. Prices have fluctuated since 1995 when they stood at $114,587. In 1999 the average dropped as low as $105,002. Overall, however, prices in the Sudbury area have remained fairly stable (particularly in comparison to many markets in Southern Ontario), rising only 2.6% from 1995 to 2003, compared to much higher rates of increase in Southern Ontario.

Figure 10: Average House Selling Prices Based on Sudbury Real Estate Board MLS Sales Activity in Current $, 1995-2003



Source: Sudbury Real Estate Board; MLS Sales Activity, Resale Market
Obtained from www.greatersudbury.ca/content/keyfacts, Last Cited September 17, 2004

4.6.2 New Homes for Sale by Price Range

New home prices in the CMA are notably higher than those in the resale market. In 2003, only 15.7% were priced below $150,000 (as compared to 65.2% among resales). Close to half of new homes (48.8%) were available for between $150,000 and $200,000. The balance of new units (35.5%) cost $200,000 or more. In total, 299 new houses were completed and sold in the CMA in 2003, up from 249 in 2001.

Table 38: Completed and Absorbed House Prices by Price Range, Greater Sudbury CMA, 2001-2004

Year	Less than $150,000		$150,000 to $199,999		Over $200,000	
	#	%	#	%	#	%
2001*	33	13.3	111	44.6	105	42.2
2002*	49	18.6	127	48.3	87	33.1
2003**	47	15.7	146	48.8	106	35.5
2004 YTD (June)**	17	17.3	44	44.9	37	37.8

Source: CMHA Housing - Sudbury and Northeastern Ontario (2001 to 2004)

Note: *Absorbed new single and semi-detached dwellings
**Absorbed new single detached dwellings

4.7 Homeownership Affordability

4.7.1 Trends in Mortgage Rates

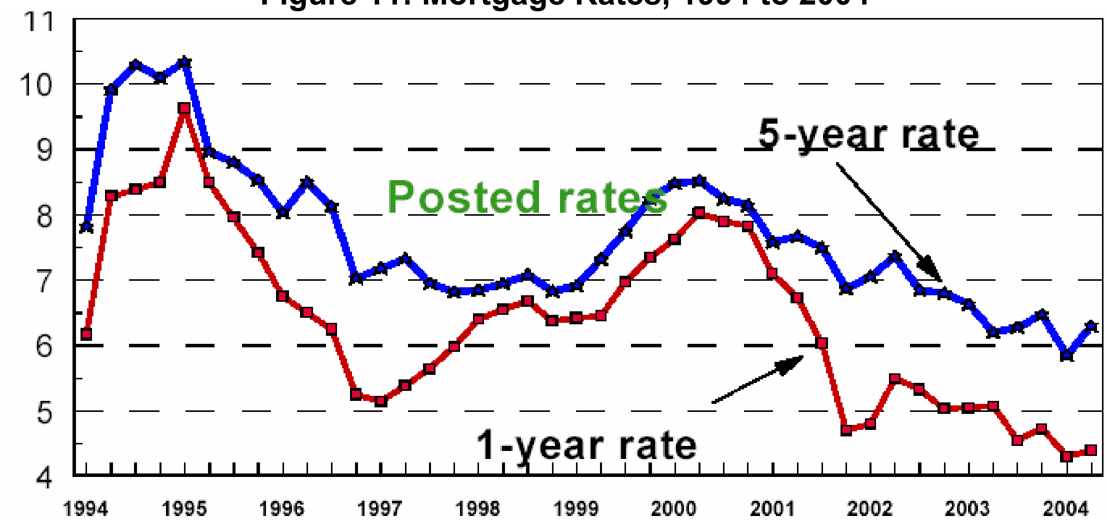
The general decline in mortgage rates witnessed since the last economic decline in 1990 has had a profound effect on the ownership market. Not only has it allowed many households to move up into larger units, it has allowed many renters to venture into ownership. This has had the effect of reducing demand for rental units.

A recent poll suggests that individuals between the ages of 18-34 now represent one-third of homebuyers in Canada. Encouraged by lower mortgage rates, this group has increased from just 10% in the 1990's. The average age of Canadian homeowners has fallen from 48 in the 1990s to 41 in recent years. Since 1995, the five year mortgage rate has dropped from over 10% to 6%, while the decline in short term rates has been even more pronounced. The one year rate has dropped from over 9% to close to 4%.

In many Ontario markets, apartment condominiums have been the residence of choice for many first-time buyers. In Sudbury, however, this market remains largely undeveloped, and the lack of choice has resulted in relatively high prices for those units which have been built. The Bel Lago, for example (with It's prime and costly waterfront site on Lake Nephawin), appears to cater primarily to wealthier empty nesters and professionals in the South End. An expansion of the condominium market, and apartments in particular, would provide a greater range of choice, but only if priced sufficiently low to be competitive with rents in comparable buildings. In part, the availability of relatively inexpensive resale homes in the area has likely served to constrain the condominium market in Greater Sudbury. This effect has been enhanced by the fact that resale prices have seen limited growth over the last dozen years.

As a result of the lack of condominium apartments as an option, freehold row and semi-detached units would play a more important role in catering to this first-time market. While this portion of demand has been muted, somewhat, by out-migration in the 25-44 age cohorts, it is still an important consideration when looking at the range and mix of units required in a healthy market. Additionally, in Sudbury, many first-time buyers may choose to buy in the outlying communities, such as the Valley, Walden and Nickel Centre where prices may be somewhat lower than in the former City of Sudbury. This dynamic is supported by the fact that these individuals can still commute to work in any location in the City within a reasonable time.

Figure 11: Mortgage Rates, 1994 to 2004



Source: CMHC/Bank of Canada, 1994Q1-2004: Q2 (2004 Housing Now, Volume 3 Issue 2)

4.7.2 Comparison of House Prices to Income Ranges

The following section provides an analysis of home ownership affordability, based on the following assumptions. Ownership housing costs (principal, interest and taxes) were calculated based on property taxes equal to 0.125% of the house value, a 10% down payment, mortgage interest rate of 6.50% fixed for five years and a 25 year amortization period.

Based on the 2000 income distribution for owner occupied dwellings in the City of Greater Sudbury, and applying the above assumptions, the lowest 10.0% of households by income (earning up to $20,000) would be able to afford homes under $71,500. However, while this group may be able to afford the principal income and taxes on such homes, ancillary costs such as insurance and maintenance may not make ownership a practical option. In addition, for these households, home ownership may be well beyond their means as a result of their inability to save for a down payment and/or obtain a mortgage.

The 8.6% earning between $20,000 and $30,000 would be in a position to afford a home priced up to $105,000. This rises to $140,000 in the $30,000 to $40,000 income group and $172,000 for those earning up to $50,000. In all, 39.7% of owner occupied households earned less than $50,000.

In 2004, the $172,400 and lower price range accounts for approximately three quarters of the resale market, with a wide range of units among all prices. Accordingly, homeownership appears to be within reach of a large proportion of households. While the adequacy and suitability of units among those priced under 71,500 may be open to debate, there is certainly adequate stock available for between $71,500 and $172,400. In particular, those earning $30,000 and more would have a wide selection of resale homes available in the $105,000 to $172,000 range.

Table 39: Affordable Ownership Costs Based on Household Income, City of Greater Sudbury, 2001

Household Income	Number of Households	% of Total Households	Affordable Ownership (Unit Cost)
Under $10,000	1,010	2.4	Under $71,500
$10,000 to $19,999	3,125	7.6	
$20,000 to $29,999	3,545	8.6	$71,500 to $105,000
$30,000 to $39,999	4,485	10.9	$105,001 to $140,000
$40,000 to $49,999	4,230	10.2	$140,001 to $172,400
$50,000 and over	24,910	60.3	$172,400 and over
Total	**41,305**	100.0	

Source: Statistics Canada, 2001 Census, and SHS Calculations

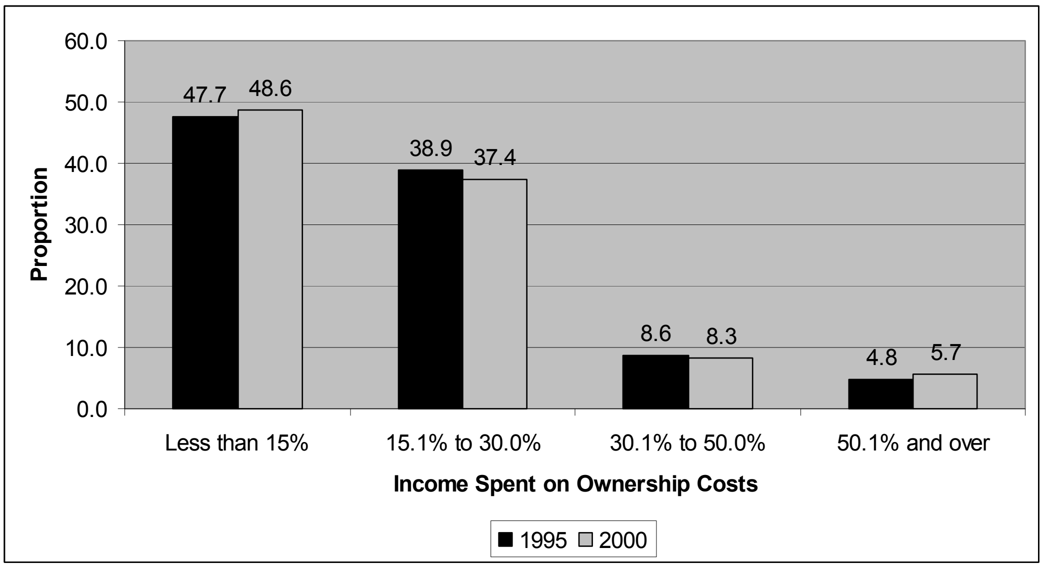
4.7.3 Proportion of Income Spent on Ownership Costs

In 2000, close to half (48.6%) of area homeowners were spending less than 15% of gross income on their mortgage. This has increased from 47.7% in 1995 and compares favourably with the provincial level of 44.6%. Those spending between 15.1% and 30.0% represented another 37.4%, down slightly from 38.9% in the Regional

Municipality in 1995. This group was slightly smaller than the 38.7% of homeowners in Ontario. In total, 86.0% of homeowners were spending 30.0% or less of gross income on their mortgage.

Those spending between 30.1% and 50.0% on their mortgage represented 8.3% of Greater Sudbury homeowners. This was down slightly from 8.6% in the Region of Sudbury in 1995. In Ontario, 10.5% of homeowners were in this situation. Another 5.7% of area homeowners, some 2,345 households, were spending in excess of 50.0% in 2000. This was up from 4.8% in the Region in 1985. In Ontario, 5.7% of owners were in this predicament in 2001. In contrast to Sudbury, this had declined from 6.6% in 1995.

Figure 12: Percentage of Income Spent on Ownership Costs in the Regional Municipality of Sudbury and the City of Greater Sudbury, 1995 and 2000



Source: Statistics Canada, Special Tabulation 1996, 2001 Census

Generally, housing costs of less than 30.0% are considered "affordable". Overall 14.0% of Greater Sudbury owners were not in this situation and were in a position to be experiencing affordability problems. These would be further compounded when property taxes are added to the equation. Similarly, a number of households in the 15.0% to 30.0% category may be under financial stress when taxes are considered. Overall, while most homeowners experienced a stable or improving affordability climate from 1995 to 2000, this is not the case for those in this highest (50.0% plus) group.

The highest proportion of those with high mortgages (housing costs over 30% of income) was found in Nickel Centre at 15.1%. Other areas reporting high levels in this category were Valley East (14.9%), Sudbury (14.3%), and Rayside-Balfour (14.3%).

Walden (consistent with its relatively high incomes) recorded the lowest share of 9.8%, while Capreol and Onaping Falls (with many older homes) at 11.2% and 13.7% respectively, were also below the area average. Owners spending 50.0% or more ranged from a low of 3.7% in Walden, to a high of 7.6% in Onaping Falls.

Table 40: Percentage of Income Spent on Ownership Costs by Area in 1995 and 2000

Spending Less than 15%

Area	Total Ownership Households	Households Spending less than 15% (1995)	% of Owners Spending Less than 15% on Ownership Costs	Total Ownership Households	Households Spending less than 15% (2000)	% of Owners Spending Less than 15% of income on Ownership Costs
Nickel Centre	3,480	1,470	42.2	3,755	1,575	41.9
Sudbury	20,445	10,275	50.3	20,590	10,245	49.8
Walden	3,190	1,565	49.1	3,355	1,860	55.4
Onaping Falls	1,565	940	60.1	1,650	915	55.5
Rayside-Balfour	3,725	1,670	44.8	3,960	1,850	46.7
Valley East	6,225	2,415	38.8	6,520	2,885	44.2
Capreol	1,055	585	55.5	1,030	550	53.4
City of Greater Sudbury	**n/a**	**n/a**	**n/a**	**41,305**	**20,125**	**48.7**
New Township	n/a	n/a	n/a	445	255	57.3
Sudbury Regional Municipality	**39,670**	**18,920**	**47.7**	**40,860**	**19,875**	**48.6**
Ontario	2,471,345	1,047,420	42.4	2,813,785	1,255,485	44.6

Spending 15.1% to 30.0%

Area	Total Ownership Households	Household Spending 15.1% to 30.0% (1995)	% of Owners Spending between 15.1% and 30% on Ownership Costs	Total Ownership Households	Household Spending 15.1% to 30.0% (2000)	% of Owners Spending between 15.1% and 30% on Ownership Costs
Nickel Centre	3,480	1,590	45.7	3,755	1,615	43.0
Sudbury	20,445	7,405	36.2	20,590	7,400	35.9
Walden	3,190	1,290	40.4	3,355	1,165	34.7
Onaping Falls	1,565	450	28.8	1,650	515	31.2
Rayside-Balfour	3,725	1,440	38.7	3,960	1,540	38.9
Valley East	6,225	2,955	47.5	6,520	2,660	40.8
Capreol	1,055	315	29.9	1,030	365	35.4
City of Greater Sudbury	**n/a**	**n/a**	**n/a**	**41,305**	**15,405**	**37.3**
New Township	n/a	n/a	n/a	445	140	31.5
Sudbury Regional Municipality	**39,670**	**15,450**	**38.9**	**40,860**	**15,265**	**37.4**
Ontario	2,471,345	973,545	39.4	2,813,785	1,089,580	38.7

Table 40: Percentage of Income Spent on Ownership Costs by Area in 1995 and 2000

Spending 30.1% to 50.0%						
Area	**Total Ownership Households**	**Households Spending 30.1% to 50.0% (1995)**	**% of Owners Spending between 30.1% to 50.0% of income on Ownership Costs**	**Total Ownership Households**	**Households Spending 30.1% to 50.0% (2000)**	**% of Owners Spending between 30.1% to 50.0% of income on Ownership Costs**
Nickel Centre	3,480	285	8.2	3,755	360	9.6
Sudbury	20,445	1,875	9.2	20,590	1,810	8.8
Walden	3,190	245	7.7	3,355	205	6.1
Onaping Falls	1,565	80	5.1	1,650	100	6.1
Rayside-Balfour	3,725	340	9.1	3,960	300	7.6
Valley East	6,225	525	8.4	6,520	550	8.4
Capreol	1,055	70	6.6	1,030	70	6.8
City of Greater Sudbury	**n/a**	**n/a**	**n/a**	**41,305**	**3,425**	**8.3**
New Township	n/a	n/a	n/a	445	35	7.9
Sudbury Regional Municipality	**39,670**	**3,415**	**8.6**	**40,860**	**3,395**	**8.3**
Ontario	2,471,345	288,315	11.7	2,813,785	296,485	10.5
Spending 50.1% and over						
Area	**Total Ownership Households**	**Households Spending 50.1% and over (1995)**	**% of Owners Spending more than 50.1% of income on Ownership Costs**	**Total Ownership Households**	**Households Spending 50.1% and over (2000)**	**% of Owners Spending more than 50.1% of income on Ownership Costs**
Nickel Centre	3,480	130	3.7	3,755	205	5.5
Sudbury	20,445	890	4.4	20,590	1,140	5.5
Walden	3,190	85	2.7	3,355	125	3.7
Onaping Falls	1,565	95	6.1	1,650	125	7.6
Rayside-Balfour	3,725	270	7.2	3,960	265	6.7
Valley East	6,225	330	5.3	6,520	425	6.5
Capreol	1,055	75	7.1	1,030	45	4.4
City of Greater Sudbury	**n/a**	**n/a**	**n/a**	**41,305**	**2,345**	**5.7**
New Township	n/a	n/a	n/a	445	20	4.5
Sudbury Regional Municipality	**39,670**	**1,885**	**4.8**	**40,860**	**2,325**	**5.7**
Ontario	2,471,345	162,065	6.6	2,813,785	172,230	6.1

Source: Statistics Canada, Special Tabulation 1996, 2001 Census

***Ownership costs include, annual payment for electricity, annual payment for oil, gas, coal, wood or other fuels, annual payment for water and other municipal services, annual property taxes, condominium fees, monthly mortgage payment and property taxes included in mortgage payments

4.8 Summary of Home Ownership Market

Rate of Home Ownership Has Remained Fairly Stable

The rate of home ownership in Greater Sudbury has remained fairly stable in recent years. Despite a small dip from 1991 to 1996, the proportion of owners stood at 65.7% in 2001, slightly higher than 64.2% in 1991. The rise in ownership rates has been enhanced by improvements in the relative affordability of homes as a result of a general reduction in interest rates, and relatively stables house prices in the area.

Ownership Households Slightly Older Than Province

In 2001, 41.7% of owner households were aged 55 and older as compared to 39.8% in Ontario. On the other hand, about 47.1% of owner households in Greater Sudbury were in the 35 to 54 age group, just slightly below the provincial figure of 48.4%.

House Prices in Greater Sudbury Fairly Stable and a Range of Prices Available

Overall, house prices in the Sudbury area have remained fairly stable in current dollar terms, rising only 2.6% from 1995 to 2003, compared to much higher rates of increase in Southern Ontario. The average resale price in 2003 stood at $117,608. As of September of 2004, a wide variety of homes, by price range, were available on the resale market. Of the 1,047 homes for sale, 454 or 44.4%, were listed at $100,000 or less. An additional 331 or 31.6% were available for between $100,001 and $175,000. The remaining 25.0% were listed at over $175,000.

New Home Prices Notably Higher Than Resales

In 2003, only 15.7% new homes were priced below $150,000 (as compared to 65.2% among resales). Close to half of new homes (48.8%) were available for between $150,000 and $200,000. The balance of new units (35.5%) cost $200,000 or more.

Home Ownership Affordable to Most Households, Except Those With Annual Income Below $20,000

While the adequacy and suitability of units among those priced under $71,500 (affordable to households with incomes of $10,000) may be open to debate, there is certainly adequate stock available in the resale market for between $71,500 and $172,400. In particular, those earning $30,000 and more would have a wide selection of resale homes available in the $105,000 to $172,000 range. For those earning under $20,000 however, start up costs associated with home ownership such as down payments and obtaining mortgage financing may preclude these households from venturing into the home ownership market.

On the other hand, dwelling units such as condominium apartments, townhouses and semis may provide an alternative form of affordable home ownership to those lower income groups. Greater efforts are required to encourage the supply of these unit types throughout Greater Sudbury.

Some Home Owners Facing Affordability Problems

Generally, housing costs of less than 30.0% of income are considered “affordable”. Overall 14.0% of Greater Sudbury home owners were paying more than 30% of their income on housing costs and were in a position to be experiencing affordability problems. These problems would be further compounded when property taxes are added to the equation. Similarly, a number of households paying between 15.0% and 30.0% of income towards their mortgage may be under financial stress when taxes and increasing utility costs are considered. Overall, while most homeowners experienced a stable or improving affordability climate from 1995 to 2000, this is not the case for those in this highest (50.0% plus) group.

The highest proportion of those with high mortgages was found in Nickel Centre at 15.1%. Other areas reporting high levels in this category were Valley East (14.9%), Sudbury (14.3%), and Rayside-Balfour (14.3%).

5 RENTAL HOUSING MARKET

5.1 Role of Rental Housing Market

Rental housing fulfils a number of roles in the housing market. For single individuals and non-family households it can provide a flexible form of accommodation that supports an active and mobile lifestyle. For seniors unable to cope with the day-to-day upkeep of detached homes, rental housing offers relief from the burden of maintenance and repair and greater potential for social interaction with neighbours. For persons with physical disabilities, modest unit sizes, elevators, the lack of stairs and other advantages can often better meet their needs than detached homes. For students who face a temporary living situation in a new community, short-term rental housing presents an ideal option.

Beyond these lifestyle advantages, however, perhaps the main role of rental housing in any community is its affordability relative to most forms of home ownership. Rental dwellings in most cases tend to require lower monthly payments than the principal, interest, taxes, utilities and maintenance costs associated with home ownership. There is also no need to pay down payments (other than first and last month's rent), legal and closing fees, land transfer tax and other costs associated with the purchase of a home. Further, RGI rental housing is provided on a subsidized basis geared to 30% of household income, providing a fully affordable form of accommodation for households at virtually any income level.

For these and related reasons, it is critical that all communities provide a sufficient range of rental housing to meet the needs of the local population and that this supply expand as the population grows. It is also important that this supply consist primarily of permanent, purpose-built rental housing in order to ensure the stability and security of tenants and that a considerable portion of this rental housing be affordable by households of low and moderate income who have few other housing options.

Below we assess the ability of the City of Greater Sudbury rental market to meet the current and future needs of the population.

5.2 Trends in Rental Tenure

As discussed earlier, the proportion of rental units in the area stood at 34.3% in 2001. This was slightly lower than the 35.8% rate identified in 1991. Rental households grew as high as 37.2% in 1996 following a period of high rates of social housing construction in the late 1980's and early 1990's. Aside from the impact of lower interest rates described earlier, the decline in renters since 1996 likely reflects the population profile.

The population is aging, a fact which has been exacerbated by the out-migration of many younger households which typically have a higher propensity for rental tenure.

Table 41: Trends in Occupied Rental Tenure by Area, 1991-2001

Area	Regional Municipality of Sudbury				City of Greater Sudbury	
	1991*		1996*		2001**	
	#	% of total Stock	#	% of total Stock	#	% of total Stock
Capreol	275	20.5	355	25.3	355	25.2
Nickel Centre	905	22.1	1,095	23.9	900	19.4
Onaping Falls	290	15.8	340	17.8	220	11.7
Rayside-Balfour	1,365	27.6	1,900	33.6	1,690	29.7
Sudbury	16,900	46.0	18,085	46.9	16,805	44.9
Valley East	960	14.5	1,285	17.0	1,115	14.5
Walden	410	12.3	450	12.3	455	11.9
Total	**21,095**	**35.8**	**23,520**	**37.2**	**21,590**	**34.3**

Source: Statistics Canada, 1991 & 1996, 2001 Census

5.3 Proportion of Rented Dwellings

The Greater Sudbury rental market is dominated by the former City of Sudbury. In 2001, 16,805, or more than three quarters (77.8%) of rental units were located in the former City. Valley East and Rayside-Balfour were the next two highest rental markets contributing an additional 1,690 (7.8%) and 1,115 (5.2%) units respectively. Walden and Onaping Falls have limited rental stock. The 455 and 220 units in these communities represented just 11.9% and 11.7% of their respective housing markets in 2001.

Table 42: Distribution of Rented Dwellings by Sub-Area, 2001

Area	# Rented	% Distribution by Area	Total Housing Stock
Capreol	355	1.6	1,410
Nickel Centre	900	4.2	4,650
Onaping Falls	220	1.0	1,875
Rayside-Balfour	1,690	7.8	5,690
Sudbury	16,805	77.8	37,430
Valley East	1,115	5.2	7,680
Walden	455	2.1	3,810
City of Greater Sudbury	**21,590**	**100.0**	**63,020**

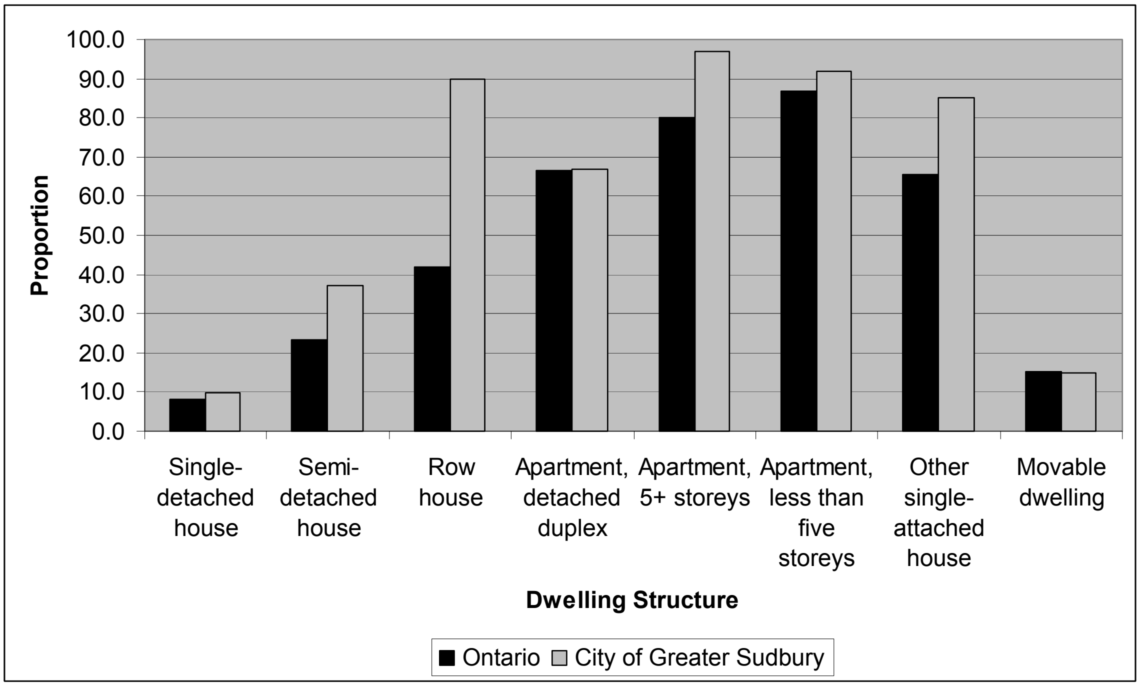
Source: Statistics Canada, 2001 Census

5.4 Rental Housing Building Types

The following Table and Figure shows rental stock by dwelling type for the City of Greater Sudbury. For a more detailed summary by sub-area, please refer to Appendix 4. Row houses play an important role in providing rental housing in the area as 89.8% of units in Greater Sudbury were rented in 2001. This was well above the provincial standard of 41.8%. Apartments are almost exclusively rental, 96.8% for high-rise, and 91.8% for low-rise. Again, this is higher than the provincial average of 80.1% and 87.0% respectively. Semi-detached are also an important source of rental units as over one-third (37.2%) of semis were renter occupied versus 23.2% in Ontario.

In Rayside-Balfour and Valley East, the role of semi-detached houses in the rental market is even more pronounced at 60.6% and 53.7% respectively. While 9.7% of detached homes in Greater Sudbury were renter occupied, these represented 14.3% in Capreol and 11.3% in Sudbury. By contrast, only 4.9% of detached houses in Onaping Falls were rented. In the former City of Sudbury, multiple units were almost exclusively rental with rows at 92.6%, high-rises at 96.7% and low rise apartments at 92.5%.

Figure 13: Rented Dwellings by Housing Structure for the City of Greater Sudbury and Ontario (2001)



Source: Statistics Canada, Special Tabulation - 2001 Census

Table 43: Rented Dwellings by Housing Structure in the City of Greater Sudbury and Ontario (2001)

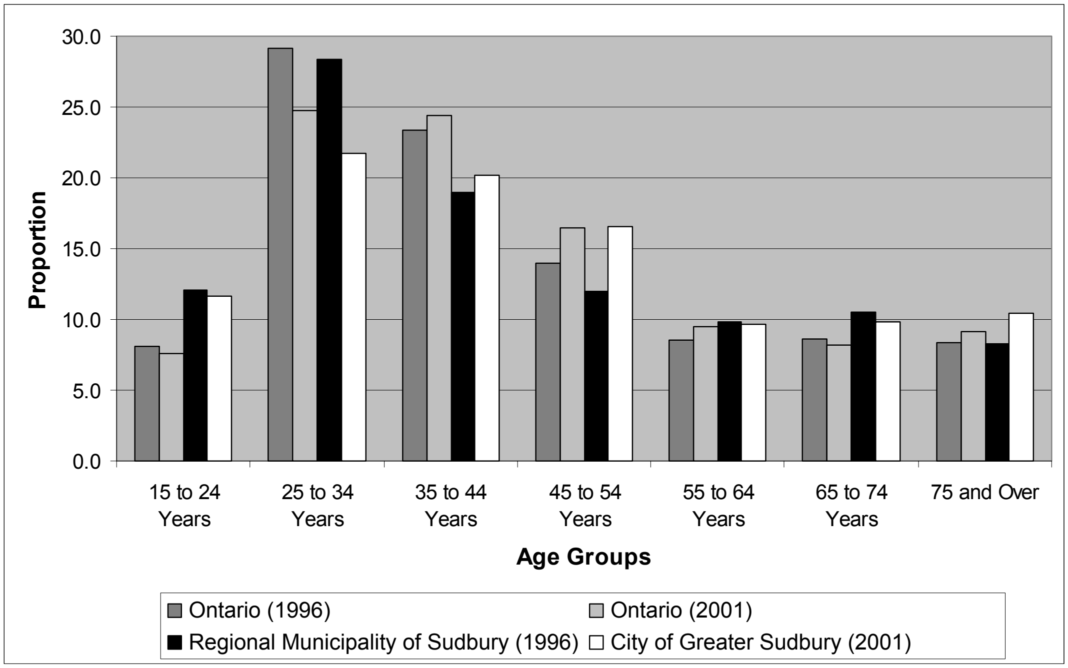
House Structure	City of Greater Sudbury			Ontario		
	Total	# Rented	% Rented	Total	# Rented	% Rented
Single-detached house	40,565	3,920	9.7	2,400,125	196,255	8.2
Semi-detached house	3,230	1,200	37.2	262,690	61,070	23.2
Row house	2,550	2,290	89.8	306,760	128,105	41.8
Apartment, detached duplex	3,210	2,150	67.0	87,790	58,435	66.6
Apartment, 5+ storeys	4,105	3,975	96.8	672,720	538,620	80.1
Apartment, less than five storeys	8,565	7,865	91.8	398,450	346,585	87.0
Other single-attached house	100	85	85.0	12,160	7,975	65.6
Movable dwelling	540	80	14.8	11,945	1,805	15.1
Total	**62,865**	**21,565**	**34.3**	**4,152,640**	**1,338,850**	**32.2**

Source: Statistics Canada, Special Tabulation - 2001 Census

5.5 Age of Renter Households

Younger households aged 15 to 24 comprised a greater share of area renters in 2001 than in the Province, while those in the 25 to 44 group contributed a smaller share than in Ontario as a whole. Older households, aged 65 and older also played a more prominent role in the Greater Sudbury market. Since 1996, the share of 15 to 24, and 65 and older renters had increased. This in contrast to those in the 25 to 44 groups which saw their share decline in 2001.

Figure 14: Age of Renters in the Regional Municipality of Sudbury (1996), the City of Greater Sudbury (2001) and Ontario 1996 and 2001



Source: Statistics Canada, Special Tabulation - 2001 Census

Note: For comparison purposes, data for the City of Greater Sudbury in 2001 was based on the eight sub-areas only. This enables a straight comparison with the 1996 Regional Municipality of Sudbury

5.5.1 Age of Renters by Sub-Area (2001)

In 2001, 29.9% of renters in Greater Sudbury were 55 years and over. This was slightly higher than the 26.7% recorded in Ontario. Walden's older rental population stands out at 47.2%. This was well above the 30.9% recorded in the former Sudbury. All other communities were below the area average. Onaping Falls and Nickel Centre were quite low at 14.2% and 20.1% respectively. Valley East (23.9%), Capreol (26.8%) and Rayside-Balfour (27.9%) rounded out the sub-areas.

Those tenants aged 15 to 24 comprised 11.6% of tenant households, this was notably higher than the 7.6% in the Province. Valley East displayed the highest share of these young renters at 14.5% while Sudbury had 12.0%. Walden displayed the lowest proportion at 6.7%, followed by Nickel Centre and Rayside-Balfour at 8.4% and 9.2% respectively. Onaping Falls and Capreol recorded shares of 9.5% and 11.3% respectively.

Table 44: Age of Renters By Sub-Area throughout the City of Greater Sudbury, 2001

Age of Household Maintainer	Capreol		Nickel Centre		Onaping Falls	
	#	%	#	%	#	%
15 to 24 Years	40	11.3	75	8.4	20	9.5
25 to 34 Years	60	16.9	275	30.7	55	26.2
35 to 44 Years	75	21.1	225	25.1	55	26.2
45 to 54 Years	85	23.9	140	15.6	50	23.8
55 to 64 Years	35	9.9	55	6.1	15	7.1
65 to 74 Years	20	5.6	65	7.3	15	7.1
75 and Over	40	11.3	60	6.7	0	0.0
Total	**355**	**100.0**	**895**	**100.0**	**210**	**100.0**
Age of Household Maintainer	**Rayside-Balfour**		**Sudbury**		**Valley East**	
	#	%	#	%	#	%
15 to 24 Years	155	9.2	2,020	12.0	160	14.5
25 to 34 Years	405	24.0	3,555	21.2	265	24.0
35 to 44 Years	435	25.8	3,260	19.4	250	22.6
45 to 54 Years	220	13.1	2,775	16.5	165	14.9
55 to 64 Years	190	11.3	1,645	9.8	90	8.1
65 to 74 Years	165	9.8	1,685	10.0	115	10.4
75 and Over	115	6.8	1,860	11.1	60	5.4
Total	**1,685**	**100.0**	**16,800**	**100.0**	**1,105**	**100.0**
Age of Household Maintainer	**Walden**		**City of Greater Sudbury**		**New Townships**	
	#	%	#	%	#	%
15 to 24 Years	30	6.7	2510	11.6	0	0.0
25 to 34 Years	60	13.5	4685	21.7	10	20.0
35 to 44 Years	40	9.0	4350	20.2	0	0.0
45 to 54 Years	105	23.6	3570	16.6	20	40.0
55 to 64 Years	35	7.9	2075	9.6	10	20.0
65 to 74 Years	60	13.5	2125	9.9	10	20.0
75 and Over	115	25.8	2250	10.4	0	0.0
Total	**445**	**100.0**	**21,565**	**100.0**	**50**	**100.0**
Age of Household Maintainer	**Ontario**					
	#	%				
15 to 24 Years	101,935	7.6				
25 to 34 Years	331,435	24.8				
35 to 44 Years	326,675	24.4				
45 to 54 Years	220,335	16.5				
55 to 64 Years	126,505	9.4				
65 to 74 Years	109,615	8.2				
75 and Over	122,340	9.1				
Total	**1,338,840**	**100.0**				

Source: Statistics Canada, Special Tabulation - 2001 Census

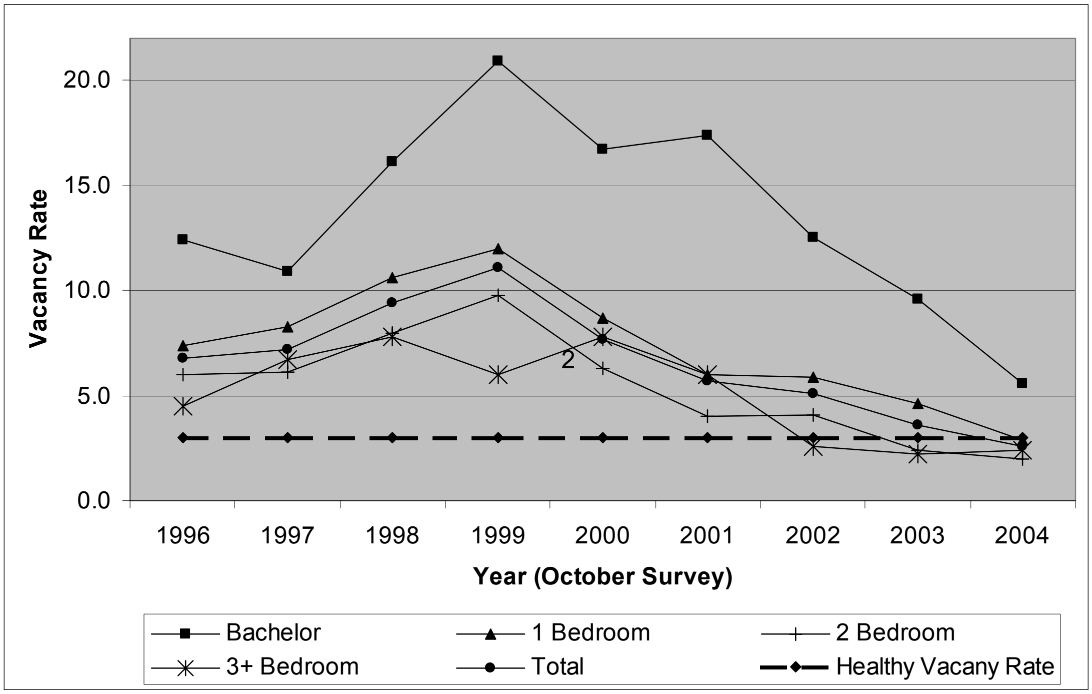
5.6 Rental Market Vacancy Rates Based on CMHC Survey Data

5.6.1 Historical Analysis of Vacancy Rates in the Greater Sudbury CMA

In 2003, the average rental vacancy rate in the Greater Sudbury CMA stood at 3.6%, dropping further to 2.6% in 2004. However, there is a wide variation in rates among the various unit types. Rates for one, two and three bedroom units for 2004, at 2.9%, 2.0% and 2.4%, are relatively tight and below the “healthy” standard of 3.0% as defined by Canada Mortgage and Housing. There was a fairly higher rate of vacancies among bachelors (5.6%), although it has dropped noticeably in recent years.

The tightening of rates in 2004 follows a long period of relatively high rates from 1996 when the overall level stood at 6.8%. This rose to as high as 11.1% in 1999, but has since declined annually. The higher rates in 1999 reflect a drop in rental demand brought about by the economic and demographic factors discussed earlier. It appears, however, that the mitigating effects of these trends have been played out, and the market may now be starting to reflect the lack of new rental development since the end of the non-profit housing supply program in 1995. Other factors that may be contributing to declining vacancy rates are the increased student enrolments at local post-secondary institutions and the growth in seniors population. Indeed, many large high-rise rental apartments in areas such as the Downtown core have become primarily occupied by seniors over time.

Figure 15: Rental Vacancy Rates in the Greater Sudbury CMA, 1996 – 2004



Source: Canada Mortgage and Housing Corporation, Rental Market Report (1996-2003)

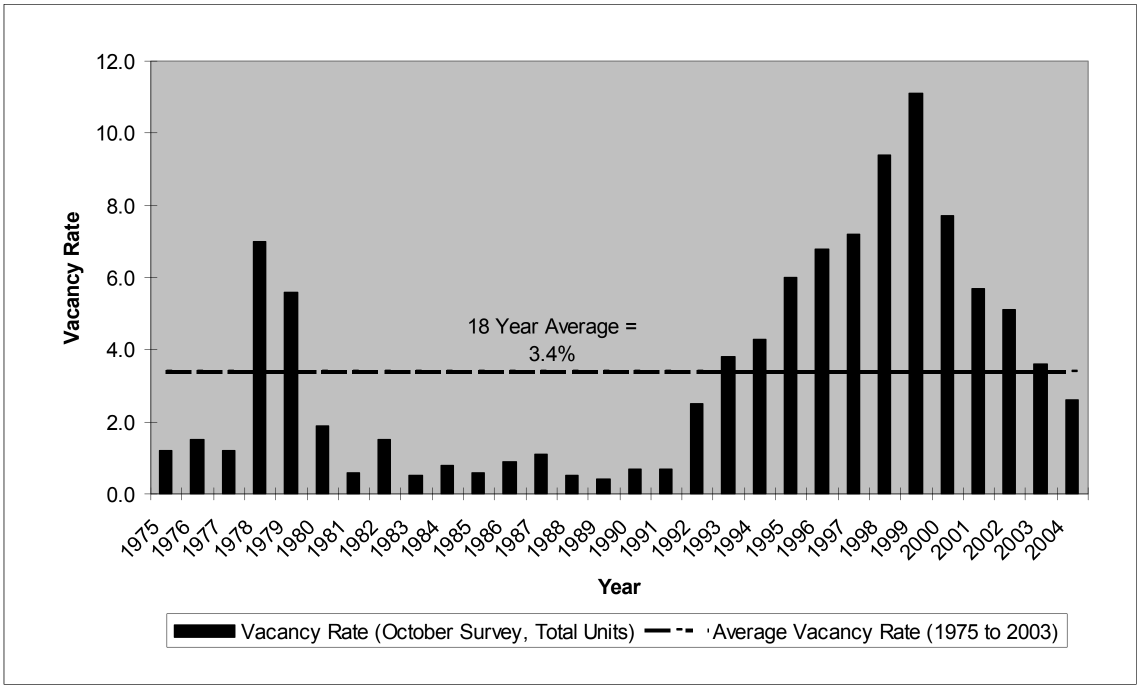
Table 45: Rental Housing Vacancy Rates, City of Greater Sudbury, 1996 to 2003

Number of Bedrooms	1996	1997	1998	1999	2000	2001	2002	2003	2004
Bachelor	12.4	10.9	16.1	20.9	16.7	17.4	12.5	9.6	5.6
1 Bedroom	7.4	8.3	10.6	12.0	8.7	6.0	5.9	4.6	2.9
2 Bedroom	6.0	6.1	8.0	9.8	6.3	4.0	4.1	2.4	2.0
3 Bedroom	4.5	6.7	7.8	6.0	7.8	6.0	2.6	2.2	2.4
Total	**6.8**	**7.2**	**9.4**	**11.1**	**7.7**	**5.7**	**5.1**	**3.6**	**2.6**
Healthy Vacancy Rate	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0

Source: Canada Mortgage and Housing Corporation, Rental Market Report (1996-2003)

The following figure shows vacancy rates for all units over the past 19 years. The average vacancy rate was 3.4% for these years. As shown, the vacancy rate has fared much better in recent years in comparison with the pre 1992 era.

Figure 16: Vacancy Rates for Total Units in the Greater Sudbury CMA



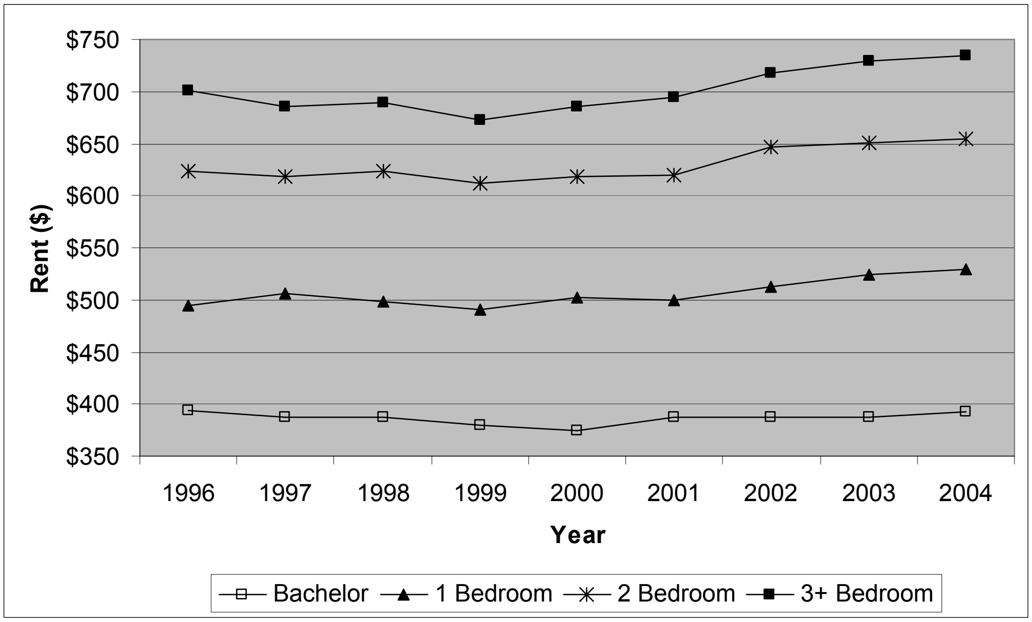
Notes: Vacancy rates are for privately-initiated apartments with three or more units (six or more units pre-1987). Survey was conducted semi-annually until 1995 (April and October) and annually from 1996 onwards (October).

5.6.2 Historical Analysis of Average Market Rents in the Greater Sudbury CMA

In 2004, the average rent in Greater Sudbury stood at $599. Two bedroom units were renting for an average of $655 while three bedrooms were at $734. Bachelor and one bedroom units rented at $393 and $529 respectively.

Rents have shown limited increases since 1996. Consistent with higher vacancy levels, the average rent of $599 was up only 4.7% since 1996. Bachelor rents have actually declined, dropping 0.3% over this period, no doubt reflecting vacancies (as high as 20.9% in 1999). One bedrooms displayed the largest rise, at 6.9%. Two and three bedroom units recorded increases of 5.0% and 4.7%, respectively. However, with recent vacancy rates dropping below 3.0%, these rents may start to rise as the supply and demand gap narrows.

Figure 17: Average Rents, Greater Sudbury CMA, based on Current $, 1996 – 2004



Source: CMHC Rental Market Report (1996-2004)

Table 46: Average Rents, Greater Sudbury CMA, based on Current $, 1996 to 2004

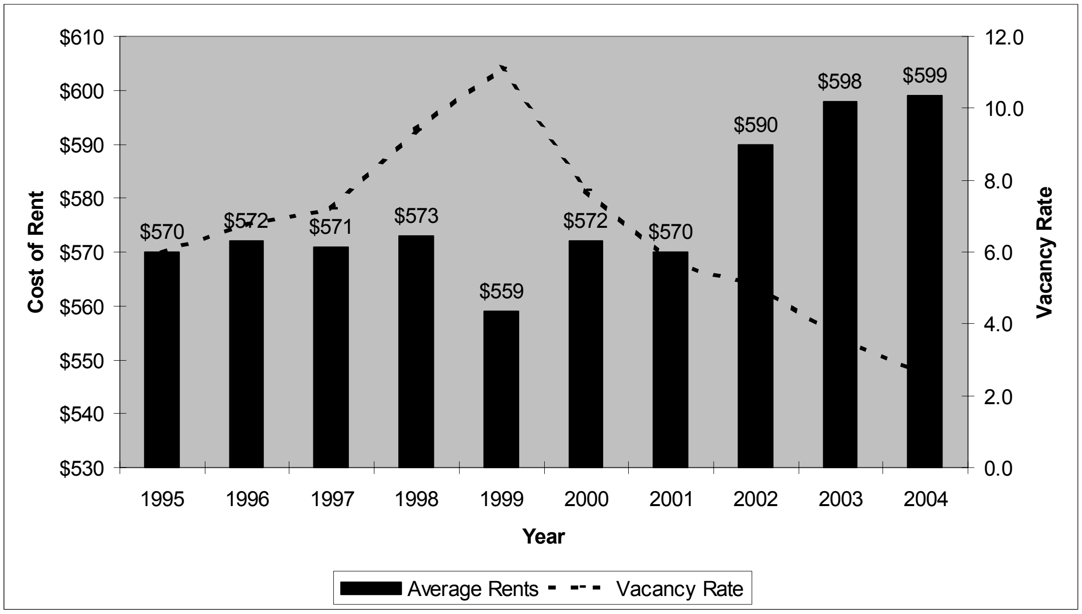
Number of Bedrooms	1996	1997	1998	1999	2000	2001	2002	2003	2004	1996-2004
Bachelor	$394	$388	$387	$380	$375	$387	$387	$388	$393	-0.3%
1 Bedroom	$495	$506	$499	$491	$502	$500	$513	$524	$529	6.9%
2 Bedroom	$624	$619	$623	$612	$619	$620	$647	$651	$655	5.0%
3 Bedroom +	$701	$686	$689	$673	$685	$694	$718	$729	$734	4.7%
Total	**$572**	**$571**	**$573**	**$559**	**$572**	**$570**	**$590**	**$598**	**$599**	**4.7%**

Source: CMHC Rental Market Report (1996 -2004)

5.6.3 Comparison of Average Rents to Vacancy Rates

The following figure shows average rents and vacancy rates for the Greater Sudbury CMA from 1996 to 2004. The following shows that lower rents were usually associated with high vacancy rates and vice versa. The highest vacancy rate stood at 11.1% in 1999 compared to an average rent of $559. As well, the lowest vacancy rate of 2.6% was associated with the highest rent of $599 in 2004.

Figure 18: Comparison of Average Rents to Vacancy Rates in the City of Greater Sudbury



Notes: Vacancy rates are for privately-initiated apartments with three or more units (six or more units pre-1987). Survey was conducted semi-annually until 1995 (April and October) and annually from 1996 onwards (October).

5.6.4 City of Greater Sudbury Vacant Unit Rental Quintile Profiles

A review of vacant units by quintiles provides further insight into the rental market in Greater Sudbury. First, it is interesting to note that there is no substantial increase in vacancies as the rental rate increases. For example, among two bedrooms in 2003, vacant units were distributed evenly among the five quintiles with 32, 28, 34,34 and 22 units respectively, dropping only in the fifth quintile with an average rent of $745. This pattern is fairly consistent among all sizes, suggesting that not only price, but adequacy and location are important considerations among potential renters. Second, the table demonstrates the tightening of the market from 2002 to 2003. Again, looking at two bedrooms, all five quintiles saw substantial drops in the number of vacant units. Overall, there were 248 vacancies in 2002. This went down to 150 in 2003.

Table 47: Greater Sudbury CMA Vacant Unit Rental Quintile Profile, Privately Initiated Apartments with at least 3 units, 2002 & 2003

Bedroom	Year	1st Vacant Rental Quintile[1]				Boundary	2nd Vacant Rental Quintile[1]				Boundary
			Vacant Units					Vacant Units			
		Vacancy Rate	Count	Average Rent	Total Units		Vacancy Rate	Count	Average Rent	Total Units	
Bachelor	2002	14.06	24	328	169	350	22.3	21	363	94	365
	2003	20.54	19	306	92	325	8.53	9	347	102	350
1 Bedroom	2002	20.24	50	321	246	350	10.11	50	394	493	400
	2003	10.82	67	386	620	400	11.23	11	420	101	420
2 Bedroom	2002	6.7	55	463	814	510	7.23	50	549	695	575
	2003	3.92	32	479	820	500	3.27	28	557	863	593
3+ Bedroom	2002	4.5	3	550	70	550	1.71	2	650	132	650
	2003	5.1	3	580	50	580	1.5	4	673	238	700

Bedroom	Year	3rd Vacant Rental Quintile[1]				Boundary	4th Vacant Rental Quintile[1]				Boundary
			Vacant Units					Vacant Units			
		Vacancy Rate	Count	Average Rent	Total Units		Vacancy Rate	Count	Average Rent	Total Units	
Bachelor	2002	11.8	13	380	109	385	11.81	18	400	155	400
	2003	6.5	12	374	188	390	7.83	18	410	225	425
1 Bedroom	2002	7.44	54	445	721	450	7.72	47	483	615	500
	2003	5.27	36	451	691	465	8.04	43	496	535	500
2 Bedroom	2002	5.83	49	601	841	620	3.92	45	631	1159	650
	2003	4.83	34	611	712	621	3.61	34	637	930	650
3+ Bedroom	2002	7.29	5	688	64	700	1.63	1	746	69	746
	2003	8.33	1	725	13	725	1.2	3	956	268	956

Bedroom	Year	5th Vacant Rental Quintile[1]				
		Vacancy Rate	Count	Average Rent	Total Units	Total Units
Bachelor	2002	7.64	19	434	245	772
	2003	4.99	9	448	172	778
1 Bedroom	2002	2.04	34	590	1689	3764
	2003	1.61	29	598	1815	3761
2 Bedroom	2002	2.05	49	730	2377	5887
	2003	0.85	22	745	2610	5935
3+ Bedroom	2002	0.93	2	787	242	577
	2003	0	0	.	22	591

[1] Breakpoints for the rental quintiles were defined using the rents of vacant units only

Notes:
1. Vacant Unit Rental Quintiles were defined using rents for vacant units.
2. Average Rent refers to the average rent of vacant units in that quintile.

Source: CMHC Rental Market Survey 2002 and 2003

5.6.5 Historical Rental Vacancy Rates in Zone One (Sudbury South End)

The South End of Sudbury has seen the availability of units decline in the last several years to 1.6% and 1.1% in 2003 and 2004. These rates are even lower among two bedroom units at 0.9% in 2004. Three bedrooms or larger display slightly higher vacancies at 1.9%. Vacancy rates for bachelor units declined substantially from 8.2% in 2003 to 1.1% in 2004. This area displays the lowest vacancy rates in the Greater Sudbury market and is home to a high concentration of the newer high-rise apartment stock.

Table 48: Apartment Vacancy Rates by Unit Type in Zone 1 (South End of Sudbury), 1996-2004

Year	Vacancy Rates				
	Bachelor	1 Bdrm	2 Bdrm	3 + Bdrm	All Units
1996	7.8	3.1	5.4	1.4	**4.5**
1997	5.8	2.9	4.2	4.5	**3.9**
1998	10.7	3.5	5.0	2.1	**4.6**
1999	29.8	5.2	6.4	4.4	**7.2**
2000	*	6.0	3.9	3.9	**5.0**
2001	21.9	2.0	1.7	4.6	**2.8**
2002	7.4	1.3	1.8	2.5	**1.9**
2003	8.2	1.3	1.3	2.5	**1.6**
2004	1.1	1.2	0.9	1.9	**1.1**

Source: CMHC; Rental Market Report, Greater Sudbury CMA, 1996 - 2004.
Prepared by the Community & Strategic Planning Section, City of Greater Sudbury.
Updated July 2004 --- * data suppressed

5.6.6 Historical Summary of Average Apartment Rents in Zone One (Sudbury South End)

While South End rents have followed a similar pattern to the overall market, with modest growth over the last eight years, they are characterized as being among the highest in the Greater Sudbury market. The cost of rent in Zone One increased by 9.7% between 1996 and 2004, a fairly modest rate of growth. Consistent with the age and type of stock, the average rent stood at $703 in 2004, up from $689 in 2003 and $641 in 1996. While bachelor rents have remained fairly stable based on high vacancies, larger units have displayed some growth. In 2003, one bedrooms rented for an average of $609, while two and three-plus units stood at $732 and $846 respectively. By 2004 however, the cost of one bedroom units rose to $622 and two bedrooms rented for an average of $747. The cost of three plus bedroom units actually declined between 2003 and 2004 from $846 to $827.

Table 49: Average Apartment Rates by Unit Type in Zone 1 (South End of Sudbury) based on Current $, 1996-2004

Year	Average Rents				
	Bachelor	1 Bdrm	2 Bdrm	3 + Bdrm	All Units
1996	$455	$563	$681	$789	**$641**
1997	$465	$593	$695	$789	**$657**
1998	$446	$581	$688	$792	**$648**
1999	$457	$584	$688	$792	**$649**
2000	*	$601	$687	$789	**$657**
2001	$457	$592	$699	$802	**$661**
2002	$432	$627	$740	$840	**$697**
2003	$433	$609	$732	$846	**$689**
2004	**	$622	$747	$827	**$703**
% growth (1996-2004)	-	*10.5%*	*9.7%*	*4.8%*	***9.7%***

Source: CMHC; Rental Market Report, Greater Sudbury CMA, 1996 - 2004.
Prepared by the Community & Strategic Planning Section, City of Greater Sudbury.
Updated July 2004 ---- * data suppressed

5.6.7 Historical Rental Vacancy Rates in Zone Two (New Sudbury, Including Minnow Lake)

New Sudbury vacancy rates have also been dropping in recent years. In 2003, the one and two bedroom rates stood at 1.8% and 1.9% respectively, somewhat higher than the more popular South End. By 2004, the vacancy rate among one and two bedroom units slipped further to 1.4% and 1.3%. The bachelor vacancy rate was also quite low at 1.3% in 2003 and down to 0.0% in 2004; however, there are a limited number of bachelor units in the survey and this makes them more prone to fluctuations in the rate. Similarly, there are insufficient three-plus bedrooms to be reported in the CMHC report for most of the 1996 to 2003 period. Rates for three bedroom units declined from 5.8% in 1996 to 0.7% in 2004.

Table 50: Apartment Vacancy Rates by Unit Type Zone Two (New Sudbury, Including Minnow Lake), 1996-2004

Year	Vacancy Rates				
	Bachelor	1 Bdrm	2 Bdrm	3 + Bdrm	All Units
1996	15.2	5.0	3.1	5.8	**4.6**
1997	6.8	2.8	3.9	2.5	**3.8**
1998	*	8.4	5.8	*	**6.6**
1999	21.1	7.5	9.4	*	**9.9**
2000	*	7.0	4.7	*	**6.1**
2001	11.0	3.4	1.6	*	**2.7**
2002	*	0.7	2.2	*	**2.2**
2003	1.3	1.8	1.9	*	**1.8**
2004	0.0	1.4	1.3	0.7	**1.2**

Source: CMHC; Rental Market Report, Greater Sudbury CMA, 1996 - 2004.
Prepared by the Community & Strategic Planning Section, City of Greater Sudbury.
Updated July 2004 --- * data suppressed

5.6.8 Historical Summary of Average Apartment Rents in Zone Two (New Sudbury, Including Minnow Lake)

Overall, New Sudbury rents have not increased on the same level as their South End counterparts, rising only slightly from an average of $636 in 1996 to $648 in 2003. Overall, total units rents have actually declined by 1.1% between 1996 and 2004 as shown below. Rents were actually higher in 2003 in comparison with 2004. As shown, in 2003 the average one bedroom rent was $579 while two bedroom units were $685. By 2004, however, one bedroom units cost $564 and two bedroom units cost $676.

Table 51: Average Apartment Rates by Unit Type in Zone Two (New Sudbury, Including Minnow Lake) based on Current $, 1996-2004

Year	Average Rents				
	Bachelor	**1 Bdrm**	**2 Bdrm**	**3 + Bdrm**	**All Units**
1996	$441	$562	$679	$735	**$636**
1997	$425	$557	$654	$722	**$616**
1998	**	$554	$674	**	**$630**
1999	$405	$557	$659	**	**$616**
2000	**	$561	$660	**	**$622**
2001	$394	$550	$665	**	**$620**
2002	**	$561	$681	**	**$638**
2003	$421	$579	$685	**	**$648**
2004	$423	$564	$676	**	**$629**
% growth (1996-2004	-4.1	0.4	-0.4	-	-1.1

Source: CMHC; Rental Market Report, Greater Sudbury CMA, 1996 - 2004.
Prepared by the Community & Strategic Planning Section, City of Greater Sudbury.
Updated July 2004

* Rental market report does not provide a weighted average for all units combined.
** data suppressed

5.6.9 Historical Rental Vacancy Rates in Zone Three - Old Sudbury (Downtown, Kingsmount, West End, Donovan, Flour Mill, Copper Cliff)

Vacancies in the Old Sudbury area have not dropped to the same extent as their South and New Sudbury counterparts. Rates rose as high as 13.3% in 1999, and have subsequently declined, but only down to 4.2% by 2004. The two bedroom rate has approached the 3.0% guideline. Three-plus units displayed a 0.0% vacancy rate in 2003, then an increase to 5.1% in 2004. Obviously, and likely as a result of a low number of larger units, there is a lot of pressure on these apartments at present, despite the fact that there was a 13.5% vacancy rate in 2000.

Table 52: Apartment Vacancy Rates by Unit Type Zone Three - Old Sudbury (Downtown, Kingsmount, West End, Donovan, Flour Mill, Copper Cliff), 1996-2004

Year	Vacancy Rates				
	Bachelor	1 Bdrm	2 Bdrm	3 + Bdrm	All Units
1996	14.2	10.0	7.3	2.6	**8.8**
1997	13.5	13.3	7.2	10.0	**10.2**
1998	21.4	14.9	9.9	8.9	**12.7**
1999	16.9	15.8	11.2	4.5	**13.3**
2000	17.6	11.3	8.2	13.5	**10.3**
2001	18.8	8.7	7.6	9.3	**9.3**
2002	16.7	9.7	7.0	1.5	**8.8**
2003	12.8	6.9	3.1	0.0	**5.5**
2004	9.0	4.2	3.0	5.1	**4.2**

Source: CMHC; Rental Market Report, Greater Sudbury CMA, 1996 - 2004.
Prepared by the Community & Strategic Planning Section, City of Greater Sudbury.
Updated July 2004

5.6.10 Historical Summary of Average Apartment Rents in Zone Three - Old Sudbury (Downtown, Kingsmount, West End, Donovan, Flour Mill, Copper Cliff)

Old Sudbury rents have remained largely stable since 1996, with slight growth in all unit sizes. Overall rents increased by some 4.3% between 1996 and 2004. The highest growth rate was noted for one bedroom units, rising from $450 in 1996 to $481 in 2004, a 6.9% increase. These rents are lower than the South End and New Sudbury rates. One bedrooms, at $481, are approximately 29% lower than the South End, while the two bedroom rate of $611 is approximately 22% less. This market is characterized by older low rise units, and does not have the same number of larger apartments as the other Sudbury zones.

Table 53: Average Apartment Rates by Unit Type in Zone Three - Old Sudbury (Downtown, Kingsmount, West End, Donovan, Flour Mill, Copper Cliff) based on Current $, 1996-2004

Year	Average Rents				
	Bachelor	1 Bdrm	2 Bdrm	3 + Bdrm	All Units
1996	$355	$450	$581	$658	**$515**
1997	$353	$461	$580	$644	**$515**
1998	$353	$457	$584	$637	**$520**
1999	$348	$444	$567	$603	**$500**
2000	$346	$453	$582	$617	**$517**
2001	$370	$456	$572	$636	**$510**
2002	$365	$461	$593	$661	**$519**
2003	$366	$472	$606	$702	**$533**
2004	$365	$481	$611	$690	**$537**
% growth (1996-2004	2.8	6.9	5.2	4.9	**4.3**

Source: CMHC; Rental Market Report, Greater Sudbury CMA, 1996 - 2004.
Prepared by the Community & Strategic Planning Section, City of Greater Sudbury.
Updated July 2004

5.6.11 Historical Rental Vacancy Rates in Zone Four - Remainder Metropolitan Area (Valley East, Rayside-Balfour, Nickel Centre, Walden and Onaping Falls)

While vacancies in the area outside of Sudbury have declined from highs of 13.8% in 1999, they have not tightened up to the same extent as South and New Sudbury. At 2.7%, however, the rate is lower than that in Old Sudbury. The two bedroom rate, at 1.7%, is well below the 3.0% guideline, while one bedroom rates hovered around 3.9% in 2004. As shown below, there is only a limited bachelor market outside of Sudbury.

Table 54: Apartment Vacancy Rates by Unit Type Zone Four - Remainder Metropolitan Area (Valley East, Rayside-Balfour, Nickel Centre, Walden and Onaping Falls), 1996-2004

Year	Vacancy Rates				
	Bachelor	1 Bdrm	2 Bdrm	3 + Bdrm	All Units
1996	0.0	11.0	8.2	10.7	**8.6**
1997	*	7.6	9.6	9.2	**9.4**
1998	*	12.5	11.9	17.5	**12.5**
1999	*	18.9	12.4	5.5	**13.8**
2000	*	5.6	8.1	8.7	**7.5**
2001	*	8.4	3.4	7.1	**5.1**
2002	*	6.9	4.2	5.3	**4.8**
2003	*	5.6	3.3	*	**4.3**
2004	*	3.9	2.2	1.7	**2.7**

Source: CMHC; Rental Market Report, Greater Sudbury CMA, 1996 - 2004.
Prepared by the Community & Strategic Planning Section, City of Greater Sudbury.
Updated July 2004 --- * data suppressed

5.6.12 Historical Summary of Average Apartment Rents in Zone Four - Remainder Metropolitan Area (Valley East, Rayside-Balfour, Nickel Centre, Walden and Onaping Falls)

The average rent of $560 in 2004 was slightly higher than in Old Sudbury, but below that recorded in the South End and New Sudbury. One bedrooms, at $508, were approximately 22% lower than the South End. This discrepancy was even higher for two bedrooms, which rented, on average, for $578, approximately 22% less.

Table 55: Average Apartment Rates by Unit Type in Zone Four - Remainder Metropolitan Area (Valley East, Rayside-Balfour, Nickel Centre, Walden and Onaping Falls) based on Current $, 1996-2004

Year	Average Rents				
	Bachelor	1 Bdrm	2 Bdrm	3 + Bdrm	All Units
1996	$405	$450	$552	$612	**$530**
1997	*	$444	$547	$572	**$529**
1998	*	$423	$538	$610	**$519**
1999	*	$406	$523	$599	**$498**
2000	*	$412	$533	$619	**$510**
2001	*	$402	$530	$618	**$506**
2002	*	$439	$560	$619	**$536**
2003	*	$521	$570	*	**$557**
2004	*	$508	$578	*	**$560**
% growth (1996-2004	-	12.9	4.7	-	**5.7**

Source: CMHC; Rental Market Report, Greater Sudbury CMA, 1996 - 2004.
Prepared by the Community & Strategic Planning Section, City of Greater Sudbury.
Updated July 2004 --- * data suppressed

5.7 Rent Geared-To-Income Housing

5.7.1 Social Housing Portfolio

The Social Housing portfolio administered by the City of Greater Sudbury is comprised of 4,539 units. These include 2,272 one bedrooms representing approximately half (50.1%) of the stock. Two bedrooms provide an additional 1,023 units, or 22.5%, while 934 three bedroom units contribute 20.3%. Larger units are available in terms of four bedroom (193 or 4.3%) and five bedroom units (46 or 1.0%). The balance of the stock takes the form of 52 bachelor (1.1%) and 19 beds (0.4%).

The subsidized housing stock also includes an additional eight former federal index-linked-mortgage (ILM) projects comprising 411 units, and six supportive housing providers with an additional 96 units.

The great majority of the social housing stock (3,846 or 84.7%) is located in the former City of Sudbury. This is followed by 5.6% of units located in Chelmsford, followed by Hanmer with 1.9%, Azilda with 1.8%, Lively with 1.5% and Garson with 1.4%.

Table 56: Total Social Housing Portfolio - City of Greater Sudbury

Social Housing Portfolio								
Program	**Units**	**Beds**	**Bach**	**1Br**	**2Br**	**3Br**	**4Br**	**5Br**
Non Profit	825	-	0	490	244	86	5	0
Co-ops	636	-	0	144	257	217	18	0
Federal Projects	587	19	11	380	87	81	9	0
Greater Sudbury Housing Corporation	1,848	-	38	740	338	525	161	46
LHC Rent Supplement	553	-	3	433	93	24	0	0
Rent Supplement Provincial Homeless	90	-	-	85	4	1	-	-
Total	**4,539**	**19**	**52**	**2,272**	**1,023**	**934**	**193**	**46**
ILM & Section 56.1 - Federal Co-ops								
La Co-operative d'Habitation Vallee Ouest (Chelmsford)	40	-	-	-	20	20	-	-
Harvest Moon Co-operative Homes (Sudbury)	40	-	-	-	20	20	-	-
Oasis Co-operative Homes (Sudbury)	34	-	-	-	22	12	-	-
Co-operative D'Habitation Ailes Nord (Sudbury)	52	-	-	4	27	21	-	-
Place Vercheres (Sudbury)	80	-	-	27	43	10	-	-
Robin's Nest Co-operative Homes (Sudbury)	60	-	-	5	35	20	-	-
Tamarack Co-operative Housing (Sudbury)	60	-	-	-	26	34	-	-
Carlin Co-operative Housing (Sudbury)	45	-	-	-	11	23	11	-
Total	**411**	**-**	**-**	**36**	**204**	**160**	**11**	**-**
Other Housing Providers								
Canadian Mental Health Association (Sudbury)	24	-	-	24	-	-	-	-
Northern Regional Recovery Continuum (Sudbury)	16	16	-	-	-	-	-	-
Participation Projects Sudbury & District (Sudbury)	24	16	-	8	-	-	-	-
Robins Hills Aftercare (Sudbury)	8	8	-	-	-	-	-	-
Genevra House (Sudbury)	24	24	-	-	-	-	-	-
Total	**96**	**64**	**-**	**32**	**-**	**-**	**-**	**-**
Grand Total	**5,046**	**83**	**52**	**2,310**	**1,217**	**1,084**	**204**	**46**

Source: City of Greater Sudbury, November 2004

Table 57: Location of Social Housing Units

Location	Total Units	% of Units	Beds	Bach	1Br	2Br	3Br	4Br	5Br
Total Former City of Sudbury	**3,846**	84.7%	19	52	1,901	848	803	177	46
Lively	**66**	1.5%	-	-	59	7		-	-
Azilda	**80**	1.8%	-	-	47	18	15	-	-
Chelmsford	**252**	5.6%	-	-	108	72	62	10	-
Dowling	**40**	0.9%	-	-	26	9	5	-	-
Hanmer	**84**	1.9%	-	-	33	28	22	1	-
Val Caron	**42**	0.9%	-	-	8	20	12	2	-
Capreol	**40**	0.9%	-	-	38	2	-	-	-
Garson	**65**	1.4%	-	-	28	19	15	3	-
Coniston	**24**	0.5%	-	-	24	-	-	-	-
Total Outside Former City	***693***	***15.3%***	***-***	***-***	***371***	***175***	***131***	***16***	***-***
Total	**4,539**	**100.0%**	**19**	**52**	**2,272**	**1,023**	**934**	**193**	**46**

Source: City of Greater Sudbury

5.7.2 Social Housing Waiting List

In September of 2004, there were a total of 1,376 applicants for social housing in Greater Sudbury. These included 1,219 active applications with 104 pending and 53 with an offer for accommodation. Some 88 applicants were housed in September while an additional 140 applications were cancelled. Some 102 applications for market rent units were also on hand in September.

In September of 2004, there were 812 bachelor and one bedroom applicants comprising 56.7% of the waiting list. An additional 356 applicants (24.9%) sought a two bedroom unit, while 199 (13.9) required three bedroom accommodation. The remaining applicants were made up of larger four (60 or 4.2%) and five bedroom (0.1%) households.

Waiting list data for December 2003, January 2004, February 2004, March 2004, June 2004, August 2004 and September 2004 are provided in the following Table. Data for April and May 2004 were unavailable. Based on these data, some 477 applicants were housed. The total waiting list numbers have remained fairly constant over this period, rising to 1,466 in March. In September of 2004, 10 applicants were housed under special priority status, while an additional 10 were housed under urgent priority status. As well, approximately 200 of the list were upgrades while 200 were market renters.

Based on the average total waiting list of 1,423 during this same period, and about 800 housed annually, the average time spent on the waiting list would be approximately 18 months or one and a half years. This would vary by bedroom size, location, mandate (i.e. seniors) and project. For example, projects in the outlying area have shorter waiting lists. As well, seniors' projects in most areas have shorter waiting lists. Conversely, projects that are located close to shopping and other amenities have longer waiting periods. Also, by virtue of their priority, applicants designated as special priority status or urgent priority would have significantly lower waiting periods.

Although some project waiting lists are short, there are no projects in the City of Greater Sudbury which are currently experiencing chronic vacancies.

Table 58: Summary of City of Greater Sudbury Waiting List Statistics, December 2003 to September 2004

Application Status	December 2003	January 2004	February 2004	March 2004	June 2004	August 2004	September 2004
Number of Active Applications	1,247	1,230	1,219	1,230	1,273	1,271	1,219
Number of Pending Applications	108	191	220	204	110	112	104
Number of Applicants On Offer	17	19	15	32	37	51	53
Total Number of Applications	**1,372**	**1,440**	**1,454**	**1,466**	**1,420**	**1,434**	**1,376**
Number of Applicants Housed	51	44	77	77	89	51	88
Number of Applications Cancelled	116	97	130	125	174	166	140
Number of Applicants for Market Rent	94	94	92	96	112	105	102

Source: City of Greater Sudbury, October 2004

Table 59: Summary of Special Priority Applicants, December 2003 to September 2004

Application Status	December 2003	January 2004	February 2004	March 2004	June 2004	August 2004	September 2004
Applications Active At Beginning of Report Period	11	11	11	11	21	12	7
Number of Applications Received in Month		6	15	8	7	4	8
Number of Applicants Housed in Month	6	4	4	6	14	9	10
Number of Applicants Cancelled in Month	1	1	3	7	1	0	3
Total Special Priority Applications	**11**	**-**	**-**	**-**	**13**	**7**	**5**

Source: City of Greater Sudbury, October 2004

Table 60: Summary of Urgent Priority Applicants, December 2003 to September 2004

	December 2003	January 2004	February 2004	March 2004	June 2004	August 2004	September 2004
Applications Active At Beginning of Report Period	12	12	12	12	18	15	15
Number of Applications Received in Month		14	12	20	15	11	7
Number of Applications Housed in Month	6	8	13	11	13	5	10
Number of Applications Cancelled in Month	4	2	4	4	5	6	7
Total Urgent Applications	**-**	**-**	**-**	**-**	**15**	**15**	**0**

Source: City of Greater Sudbury, October 2004

Table 61: Number of Applicants Based on Bedroom Units, December 2003 to September 2004

Unit Size	December 2003	January 2004	February 2004	March 2004	June 2004	August 2004	September 2004
Bach - 1 Bdrm	715	826	818	843	808	824	812
2 Bdrm	407	416	424	429	395	384	356
3 Bdrm	162	179	189	172	191	201	199
4 Bdrm	46	54	60	55	64	68	60
5 Bdrm	11	12	12	11	14	15	14
Total	**1,341**	**1,487**	**1,503**	**1,510**	**1,472**	**1,492**	**1,431**

Source: City of Greater Sudbury, October 2004

5.7.3 Comparison of Portfolio and Waiting List

A comparison of the portfolio to waiting list data reveals that the portfolio is quite consistent with the requirements shown in the waiting list data. There is small inconsistency between demand and supply among one and three bedroom units. While 13.8% of applicants were seeking a three bedroom, these units represented 20.6% of the stock. This surplus of three bedrooms is in contrast to a deficit in bachelor and one bedroom units. While these comprised 51.6% of the stock, applicants qualifying for these smallest units made up 56.4% of the waiting list.

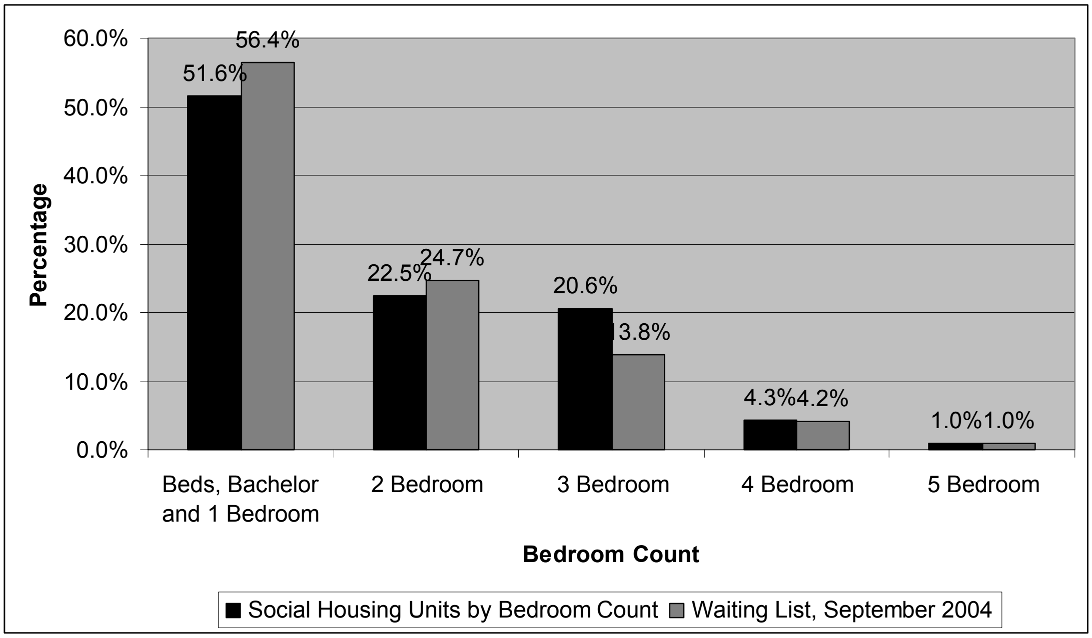
Table 62: Comparison of Social Housing Stock to the Waiting List, as at September 2004

Unit Type	Portfolio	%	Waiting List September 2004	%
Beds/Bachelor/1 Bedroom	2,343	51.6%	812	56.4%
2 Bedroom	1,023	22.5%	356	24.7%
3 Bedroom	934	20.6%	199	13.8%
4 Bedroom	193	4.3%	60	4.2%
5 Bedroom	46	1.0%	14	1.0%
Total Units	**4,539**		**1,441**	

Source: City of Greater Sudbury, October 2004 and SHS-Inc Calculations

Discussions with City staff indicate that the majority of applicants in need of bachelor and one bedroom units are single adults and childless couples of low and moderate income experiencing difficulty finding suitable accommodation in the rental market. Efforts are needed to expand the supply of accommodation for this group.

Figure 19: Comparison of Social Housing Stock to the Waiting List, as at September 2004



Source: City of Greater Sudbury, October 2004 and SHS-Inc Calculations

5.8 Rental Housing Affordability

5.8.1 Comparing 1995 Renter Incomes to 2000 Renter Incomes for the Regional Municipality of Sudbury and the City of Greater Sudbury

In 2000, the majority of rental households (61.4%) were earning less than $30,000. This was down from 66.9% in 1995. The Greater Sudbury market displayed a higher share than in Ontario as a whole, at 46.5%. From 1995 to 2000, the provincial share dropped more markedly, from 54.6%. At the opposite end of the income spectrum, only 2.3% of renters earned $100,000 and over. This was close to double the 1.2% in 1995. In Ontario, this was substantially higher as 5.0% were in this group. Again, this was double the 2.5% share in 1995.

Table 63: Comparing 1995 and 2000 Renter Incomes for the Regional Municipality of Sudbury and the City of Greater Sudbury

Income Ranges	Regional Municipality of Sudbury (1995)*		Regional Municipality of Sudbury (2000)*		City of Greater Sudbury (2000)**	
	#	%	#	%	#	%
Under $10,000	4,005	17.1	3,545	16.5	3560	16.5
$10,000 - $19,999	7,590	32.3	6,000	27.9	6010	27.8
$20,000 - $29,999	4,110	17.5	3,680	17.1	3690	17.1
$30,000 - $39,999	2,575	11.0	2,670	12.4	2670	12.4
$40,000 - $49,999	1,785	7.6	1,975	9.2	1985	9.2
$50,000 - $59,999	1,350	5.7	1,265	5.9	1265	5.9
$60,000 - $69,999	935	4.0	740	3.4	750	3.5
$70,000 - $79,999	390	1.7	545	2.5	555	2.6
$80,000 - $89,999	300	1.3	345	1.6	345	1.6
$90,000 - $99,999	170	0.7	255	1.2	260	1.2
$100,000 and over	275	1.2	490	2.3	490	2.3
All households	**23,485**	**100.0**	**21,510**	**100.0**	**21,580**	**100.0**

Income Ranges	Ontario (1995)		Ontario (2000)	
	#	%	#	%
Under $10,000	178,150	12.9	147,615	11.0
$10,000 - $19,999	342,200	24.7	271,565	20.3
$20,000 - $29,999	236,410	17.1	203,665	15.2
$30,000 - $39,999	195,795	14.1	187,460	14.0
$40,000 - $49,999	146,590	10.6	148,295	11.1
$50,000 - $59,999	101,165	7.3	109,305	8.2
$60,000 - $69,999	67,220	4.9	82,690	6.2
$70,000 - $79,999	41,260	3.0	56,400	4.2
$80,000 - $89,999	25,930	1.9	38,880	2.9
$90,000 - $99,999	15,910	1.1	26,425	2.0
$100,000 and over	34,620	2.5	66,545	5.0
All households	**1,385,250**	**100.0**	**1,338,845**	**100.0**

Source: Statistics Canada, Special Tabulation 1996, 2001 Census

5.8.2 Renter Incomes by Sub-Area

As shown in Appendix 5, Onaping Falls displayed the highest share of renters earning less than $30,000 at 67.4% in 2000. Interestingly, and in contrast to owner households, 67.0% of Walden renters were in this category. Sudbury was also above the Greater Sudbury average, at 63.0% while Capreol mirrored the area standard at 61.4%. In Valley East, less than half (48.6%) of renters were in this category, Similarly, Rayside-Balfour and Nickel Centre were below the area standard at 55,9% and 57.1%

respectively. Among highest income earners, the former City of Sudbury was highest at 2.5%.

5.8.3 Affordable Rental Housing Based on CMHC Rental Market Costs

Based on a review of 2000 incomes and rents (which appear to have grown at largely comparable rates to 2004), most area renters earning less than $30,000 face considerable affordability problems. For the 43.8% of tenants earning under $20,000, this is particularly acute as no unit types would be affordable based on average market rents reported by CMHC. For the 17.1% of renters earning between $20,000 and $30,000, this improves somewhat. Most of these tenants would be in a position to afford a one bedroom, however, an income of $24,760 is required to rent a two bedroom unit within 30% of gross income. Finally, only those making $27,400 would be in a position to afford a three bedroom rent which stood at $685 in 2000.

Table 64: Comparison of Household Income (2000) to Affordable Rents (2000) by Unit Size, City of Greater Sudbury

Household Income	Proportion of Renter Households, City of Greater Sudbury (2000)		Affordable Monthly Rent	Based on CMHC October 2000 Rental Market Report		
	#	%		1 Bedroom (2000 Rent) $502	2 Bedrooms (2000 Rent) $619	3 Bedrooms (2000 Rent) $685
Under $10,000	3,560	16.5	Under $250	Not Affordable	Not Affordable	Not Affordable
$10,000 to $19,999	6,010	27.8	$250 to $500	Not Affordable	Not Affordable	Not Affordable
$20,000 to $29,999	3,690	17.1	$500 to $750	Rent is not Affordable to Households Earning under $20,080	Rent is not Affordable to Households Earning under $24,760	Rent is not Affordable to Households Earning under $27,400
$30,000 to $39,999	2,670	12.4	$750 to $1,000	Affordable	Affordable	Affordable
$40,000 to $49,999	1,985	9.2	$1,000 to $1,250	Affordable	Affordable	Affordable
$50,000 and over	3,665	17.0	$1,250 and higher	Affordable	Affordable	Affordable

Source: CMHC Rental Market Report 2000 and Statistics Canada Special Tabulations (2001) and SHS Calculations

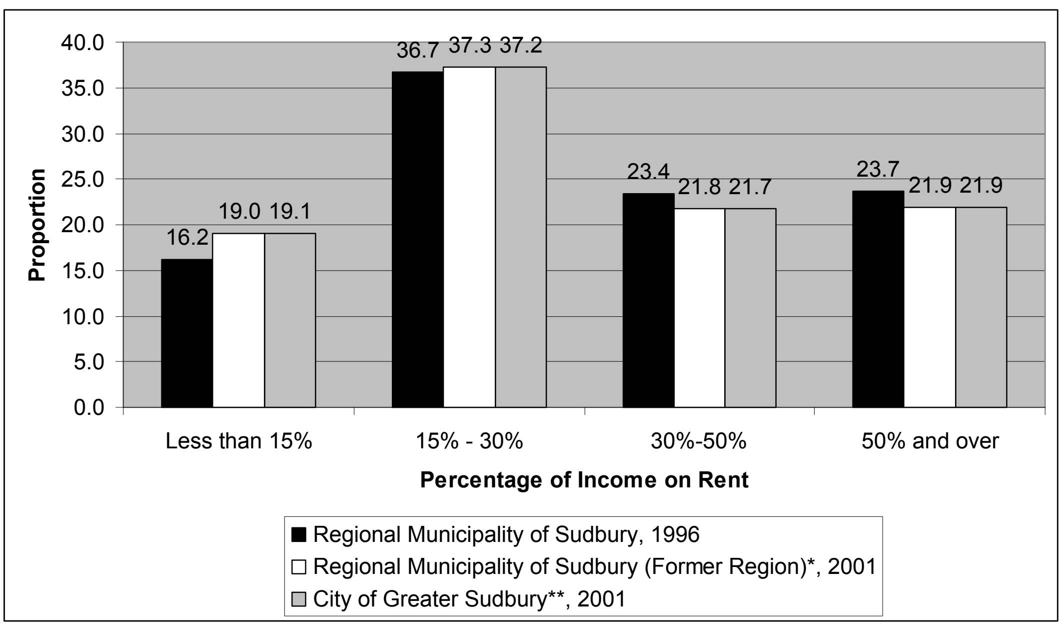
5.8.4 Gross Rent as a Percentage of Household Income

CMHC identifies affordable housing as renters and homeownership who spend a maximum of 30% of the income on housing costs. If a household is paying more than

30% of their income on housing costs, these households are identified as living under constrained circumstances. Based on the Census data for Greater Sudbury, the affordability situation for renters improved from 1995 to 2000. In 1995, 23.4% of tenant households (in the Region) were spending between 30% and 50%, while an additional 23.7% were spending 50% and over for a total of 47.1%. By 2000, these two groups had dropped to 21.7% and 21.9% respectively for a total of 43.6% (in the City of Greater Sudbury). Similarly, the provincial share declined (albeit by a lesser extent) from 43.4% to 42.2%, which stood only slightly below the Greater Sudbury level.

In 2000, over half (53.2%) of non-family households encountered an affordability problem. Singles displayed the greatest affordability problems as 54.5% were spending 30% or more of income on rent (including 29.2% at over 50%). This dropped to 36.5% for non-family households of more than one person. While one family households faired better (33.7%) than their non-family counterparts, the situation for lone-parent families (51.7%, including 27.0% spending 50% or more) was comparable to that of singles.

Figure 20: Proportion of Income Spent on Rent in the Regional Municipality of Sudbury (1995) and the City of Greater Sudbury (2000)



Source: Statistics Canada, Special Tabulation 1996, 2001 Census

*** Rental costs include: annual payment for electricity, annual payment for oil, gas, coal, wood or other fuels, annual payment for water and other municipal services, monthly cash rent

Table 65: Proportion of Income Spent on Rent in the Regional Municipality of Sudbury (1995), The City of Greater Sudbury (2000) and Ontario (1995 and 2000)

Type of Household	Absolute Numbers					Percentages			
	Total	Less than 15%	15% - 30%	30%-50%	50% and over	Less than 15%	15% - 30%	30%-50%	50% and over
	1996 - Regional Municipality of Sudbury (Former Region)*								
One family household	11,910	2,320	4,650	2,435	2,505	19.5	39.0	20.4	21.0
All couples	7,685	1,925	3,260	1,490	1,010	25.0	42.4	19.4	13.1
Couples with children	3,950	920	1,770	685	575	23.3	44.8	17.3	14.6
One-family households: Lone parents	4,225	390	1,390	940	1,505	9.2	32.9	22.2	35.6
Multiple-family households	50	15	25	10	0	30.0	50.0	20.0	0.0
Non family households	11,525	1,480	3,945	3,045	3,055	12.8	34.2	26.4	26.5
Non-family households: One person only	10,045	1,200	3,445	2,655	2,745	11.9	34.3	26.4	27.3
Non-family households: Two or more persons	1,480	280	500	390	310	18.9	33.8	26.4	20.9
Total Renter Households	**23,485**	**3,815**	**8,620**	**5,490**	**5,560**	**16.2**	**36.7**	**23.4**	**23.7**
	1996 - Ontario								
One family household	742,955	132,475	315,995	149,895	144,590	17.8	42.5	20.2	19.5
All couples	521,105	114,970	241,885	95,375	68,875	22.1	46.4	18.3	13.2
Couples with children	291,795	57,840	136,335	54,340	43,280	19.8	46.7	18.6	14.8
One-family households: Lone parents	221,855	17,505	74,110	54,525	75,715	7.9	33.4	24.6	34.1
Multiple-family households	14,045	4,005	6,310	2,365	1,365	28.5	44.9	16.8	9.7
Non family households	628,255	72,695	253,315	152,410	149,835	11.6	40.3	24.3	23.8
Non-family households: One person only	522,795	51,710	208,190	132,195	130,700	9.9	39.8	25.3	25.0
Non-family households: Two or more persons	105,450	20,985	45,125	20,210	19,130	19.9	42.8	19.2	18.1
Total Renter Households	**1,385,255**	**209,175**	**575,620**	**304,670**	**295,790**	**15.1**	**41.6**	**22.0**	**21.4**

Table 65: Proportion of Income Spent on Rent in the Regional Municipality of Sudbury (1995), The City of Greater Sudbury (2000) and Ontario (1995 and 2000)

Type of Household	Absolute Numbers					Percentages			
	Total	Less than 15%	15% - 30%	30%-50%	50% and over	Less than 15%	15% - 30%	30%-50%	50% and over
	2001 - Regional Municipality of Sudbury (Former Region)*								
One family household	10,355	2,440	4,420	1,920	1,575	23.6	42.7	18.5	15.2
All couples	6,575	1,970	3,065	985	555	30.0	46.6	15.0	8.4
Couples with children	2,900	820	1,415	410	255	28.3	48.8	14.1	8.8
One-family households: Lone parents	3,775	470	1,355	930	1,020	12.5	35.9	24.6	27.0
Multiple-family households	50	15	35	0	0	30.0	70.0	0.0	0.0
Non family households	11,110	1,630	3,580	2,765	3,135	14.7	32.2	24.9	28.2
Non-family households: One person only	10,295	1,430	3,255	2,605	3,005	13.9	31.6	25.3	29.2
Non-family households: Two or more persons	815	200	320	160	135	24.5	39.3	19.6	16.6
Total Renter Households	**21,515**	**4,085**	**8,035**	**4,685**	**4,710**	**19.0**	**37.3**	**21.8**	**21.9**
	2001 - City of Greater Sudbury**								
One family household	10,380	2460	4420	1920	1580	23.7	42.6	18.5	15.2
All couples	6,605	1990	3070	985	560	30.1	46.5	14.9	8.5
Couples with children	2,900	820	1410	415	255	28.3	48.6	14.3	8.8
One-family households: Lone parents	3,780	470	1355	935	1020	12.4	35.8	24.7	27.0
Multiple-family households	50	20	30	0	0	40.0	60.0	0.0	0.0
Non family households	11,135	1635	3580	2770	3150	14.7	32.2	24.9	28.3
Non-family households: One person only	10,325	1440	3260	2610	3015	13.9	31.6	25.3	29.2
Non-family households: Two or more persons	810	195	320	160	135	24.1	39.5	19.8	16.7
Total Renter Households	**21,565**	**4,115**	**8,030**	**4,690**	**4,730**	**19.1**	**37.2**	**21.7**	**21.9**

Table 65: Proportion of Income Spent on Rent in the Regional Municipality of Sudbury (1995), The City of Greater Sudbury (2000) and Ontario (1995 and 2000)

Type of Household	Absolute Numbers					Percentages			
	Total	Less than 15%	15% - 30%	30%-50%	50% and over	Less than 15%	15% - 30%	30%-50%	50% and over
	2001 - Ontario								
One family household	699,800	151,750	297,285	135,065	115,700	21.7	42.5	19.3	16.5
All couples	495,300	128,590	221,390	85,125	60,195	26.0	44.7	17.2	12.2
Couples with children	270,015	63,620	123,925	45,450	37,020	23.6	45.9	16.8	13.7
One-family households: Lone parents	204,510	23,160	75,900	49,945	55,505	11.3	37.1	24.4	27.1
Multiple-family households	18,580	6,895	7,675	2,380	1,630	37.1	41.3	12.8	8.8
Non family households	620,465	84,200	226,305	161,295	148,665	13.6	36.5	26.0	24.0
Non-family households: One person only	532,530	63,445	189,385	146,365	133,335	11.9	35.6	27.5	25.0
Non-family households: Two or more persons	87,940	20,760	36,925	14,930	15,325	23.6	42.0	17.0	17.4
Total Renter Households	**1,338,845**	**242,845**	**531,265**	**298,740**	**265,995**	**18.1**	**39.7**	**22.3**	**19.9**

Source: Statistics Canada, Special Tabulation 1996, 2001 Census

*** Rental costs include: annual payment for electricity, annual payment for oil, gas, coal, wood or other fuels, annual payment for water and other municipal services, monthly cash rent

5.8.5 Gross Rent as a Percentage of Household Income for 1995 and 2000 by Sub-Area

A review of affordability by sub-area as shown in Appendices 6 and 7, shows the former City of Sudbury also saw renter affordability improve from 1995 to 2000. The percentage of tenant households spending 30% or more on rent declined from 47.6% to 44.1%. This improvement was felt primarily by family households, which dropped to 34.0% from 40.5%. Non-family households declined more marginally, from 54.2% to 52.5%. Singles and lone-parent households saw small declines in the extent of affordability problems but remained at over half of their population. In real numbers, approximately 7,400 Sudbury renters were paying 30% or more in rent, with the remaining 9,400 in a more affordable situation.

In Capreol, more than half of all renters (190 of 340) were paying 30% or more in 2000. This was the highest level recorded among the various communities. Interestingly, this was quite high in Walden (51.7%) as well (up considerably from 1995). These communities were followed by Sudbury (44.1%), Valley East (39.3%), Nickel Centre (37.4%) and Onaping Falls at 36.4% (it is important to note that these figures are based on 20% sample surveys by Statistics Canada. Accordingly, there may be some notable variation from census to census among results in smaller communities).

5.9 Summary of Rental Housing Market

Proportion of Rental Units Has Decreased

The proportion of rental units in the area stood at 34.3% in 2001. This was slightly lower than the 35.8% rate identified in 1991. Rental households grew as high as 37.2% in 1996 following a period of high rates of social housing construction in the late 1980's and early 1990's. Aside from the impact of lower interest rates, the decline in renters since 1996 likely reflects the population profile. The population is aging, a fact which has been exacerbated by the out-migration of many younger households which typically have a higher propensity for rental tenure.

Former City of Sudbury Dominates Rental Market

The Greater Sudbury rental market is dominated by the former City of Sudbury. In 2001, 16,805, or more than three quarters (77.8%) of rental units were located in the former City. Valley East and Rayside-Balfour were the next two highest rental markets contributing an additional 1,690 (7.8%) and 1,115 (5.2%) units respectively.

Row Houses and Semi-Detached are an Important Part of Rental Stock

Row houses play an important role in providing rental housing in the area as 89.8% of row house units were rented in 2001. This was well above the provincial standard of 41.8%. Semi-detached are also an important source of rental units as over one-third (37.2%) of semis were renter occupied versus 23.2% in Ontario. Apartments are almost exclusively rental, 96.8% for high-rise, and 91.8% for low-rise. Again, this is higher than the provincial average of 80.1% and 87.0% respectively.

Proportion of Younger and Older Renter Households Higher Than Province

Younger households aged 15 to 24 comprised a greater share of area renters in 2001 than in the Province --- 11.6% for the City of Greater Sudbury compared to 7.6% for the Province. Older households, aged 55 and older also played a more prominent role in the Greater Sudbury market with 29.9% of Greater Sudbury renters aged 55 and older compared to 26.7% for the Province. In particular, Walden's older rental population stands out at 47.2% of renters aged 55 and older. This was well above the 30.9% recorded in the former Sudbury.

Vacancy Rates Tightened Since 1993 But Wide Variation Between Unit Types and Location

The tightening of rates in 2004 follows a long period of relatively high rates from 1996 when the overall level stood at 6.8%. This rose to as high as 11.1% in 1999, but has since declined annually. In 2004, the average rental vacancy rate in the Greater Sudbury CMA stood at 2.6%.

However, there is a wide variation in rates among the various unit types. Rates for one, two and three bedroom units, at 2.9%, 2.0% and 2.4%, are relatively tight and below the "healthy" standard of 3.0% as defined by Canada Mortgage and Housing. Relatively high vacancy levels for smaller units inflate the overall rate. In particular, there were many vacancies among bachelors (5.6%).

There is also variation in vacancy rates by location. The South End of Sudbury has seen the availability of units decline in the last several years to 1.6% and 1.1% in 2003 and 2004. This area displays the lowest vacancy rates in the Greater Sudbury market and is home to a high concentration of the newer high-rise apartment stock. New Sudbury vacancy rates have also been dropping in recent years. In 2004, the one and two bedroom rates stood at 1.4% and 1.3% respectively, somewhat higher than the more popular South End. Vacancies in the Old Sudbury area have not dropped to the same extent as their South and New Sudbury counterparts. Rates rose as high as 13.3% in 1999, and have subsequently declined, but only down to 4.2% in 2004. While vacancies in the area outside of Sudbury have declined from highs of 13.8% in 1999, they have not tightened up to the same extent as South and New Sudbury. At 2.7%, however, the rate is lower than that in Old Sudbury.

Limited Increases in Rents Since 1996

Rents have shown limited increases since 1996. Consistent with higher vacancy levels, the average rent of $599 was up only 4.7% since 1996. Bachelor rents have actually declined, dropping 0.3% over this period, no doubt reflecting higher vacancies (as high as 20.9% in 1999). One bedroom units displayed the largest rise, at 6.9%. Two and three bedroom units recorded increases of 5.0% and 4.7%, respectively. However, with recent vacancy rates dropping below 3.0%, these rents may start to rise as the supply and demand gap narrows.

While South End rents have followed a similar pattern to the overall market, with modest growth over the last eight years, they are characterized as being among the highest in the Greater Sudbury market. Overall, New Sudbury rents have not increased on the same level as their South End counterparts and Old Sudbury rents have remained largely stable since 1996, with slight growth in all unit sizes.

Adequacy and Location Are Important Considerations Among Renters

A review of vacant units compiled by CMHC found that there is no substantial increase in vacancies as the rental rate increases within unit types. For example, among two bedrooms in 2003, vacant units were distributed evenly among the five rent quintiles with 32, 28, 34, 34 and 22 units respectively, dropping only in the fifth quintile with an average rent of $745. This pattern is fairly consistent among all sizes, suggesting that not only price but adequacy and location are important considerations among potential renters.

Waits for Social Housing Units for Most Applicants Tend to Average a Year and a Half

The social housing portfolio administered by the City of Greater Sudbury is comprised of 4,539 units. Over the seven month period from December of 2003 to September 2004, some 477 applicants, or an average of 68 per month, were housed. The total waiting list numbers have remained fairly constant over this period, rising to 1,466 in March. Based on the average total waiting list of 1,423 during this same period, and about 800 housed annually, the average time spent on the waiting list would be approximately 18 months or one and a half years. This would vary by bedroom size, location, mandate (i.e. seniors) and project, as well as the priority status of applicant.

Renters Earning Less Than $30,000 Face Affordability Problems

In 2000, the majority of rental households (61.4%) were earning less than $30,000. Based on a review of 2000 incomes and rents (which appear to have grown at largely comparable rates to 2004), most area renters earning less than $30,000 face considerable affordability problems. For the 43.8% of tenants earning under $20,000, this is particularly acute as no unit types would be affordable based on average market rents reported by CMHC. In Capreol, more than half of all renters (190 of 360) were paying 30% or more of their income towards rent in 2000. This was the highest level recorded among the various communities.

Single and Lone-Parent Renters Face Greatest Affordability Problems

Singles displayed the greatest affordability problems as 54.5% were spending 30% or more of income on rent (including 29.2% at over 50%). The situation for lone-parent families was comparable to that of singles with 51.7% spending more than 30% of income on rent, including 27.0% spending 50% or more.

6 POPULATION AND HOUSING PROJECTIONS

6.1 Population Projections

6.1.1 Assumptions

This discussion uses population projections prepared by the City of Greater Sudbury. These reflect varying degrees of growth based on different assumptions concerning natural increases and migration patterns. There are three scenarios:

- Out-migration - a declining population assuming out-migration exceeds natural increases and in-migration (based on 20 year historical trend of net loss of 650 persons per year).
- Natural Increase - a largely stable population assuming no net migration and reflecting only natural increases or decreases (based on natural births and deaths resulting in a small net loss of persons).
- In-migration - a growing population with in-migration exceeding out-migration (based on a return to population peak of 1971).

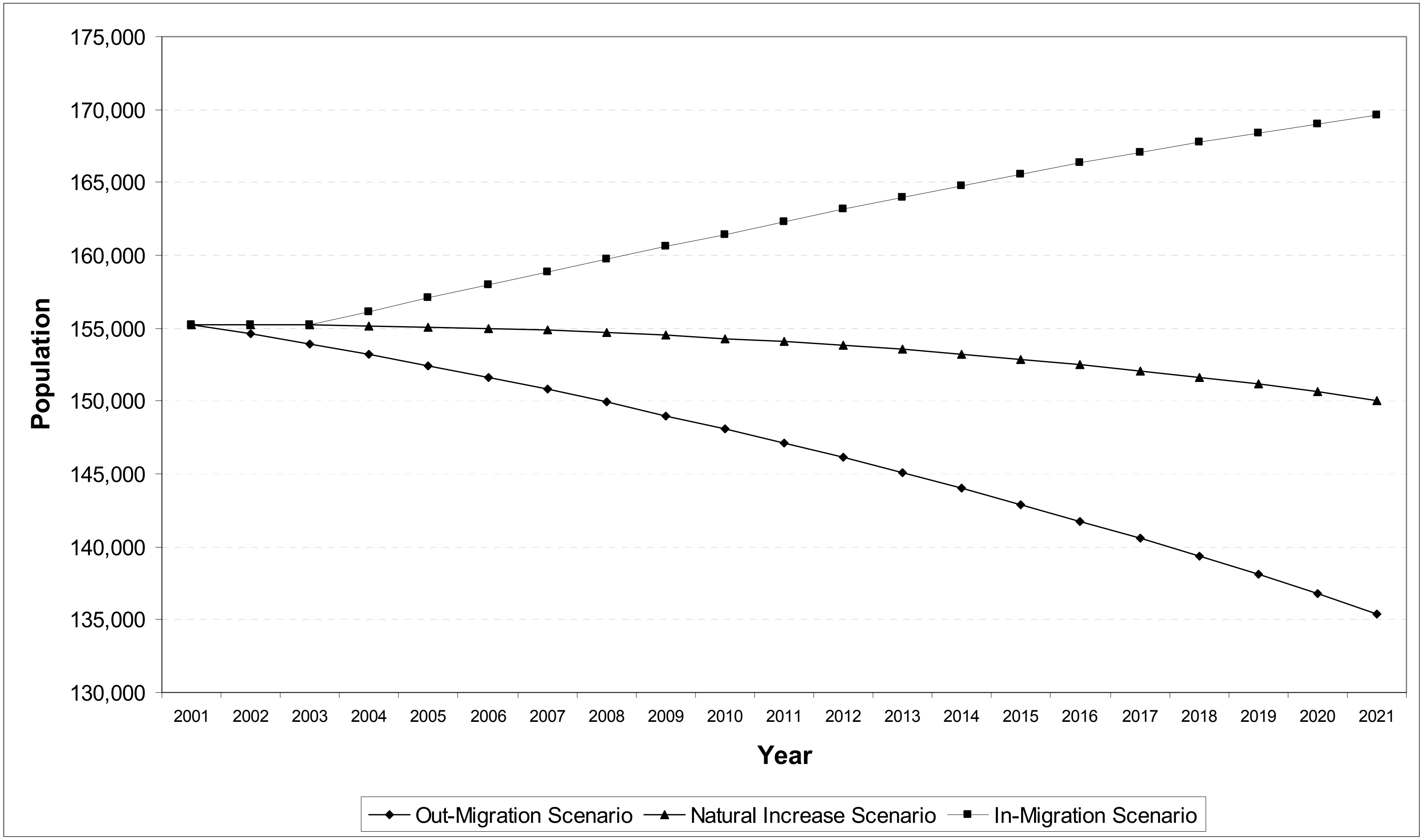
For simplicity sake, this analysis will subsequently refer to these projections as low, medium and high.

6.1.2 Projected Population Growth

The population projections described above result in 2021 populations ranging from a low of 135,407, to a high of 169,579 (more detailed population tables are provided in Appendix 8 and 9).

In the low (out-migration) projection, the population declines by 12.8% to 135,407 in 2021. The medium (natural increase) projection sees a more modest drop of 3.8% to 150,012. The high (in-migration) projection results in growth of 9.2% to 169,579.

Figure 21: Population Projections for the City of Greater Sudbury, 2001-2021



Source: Community & Strategic Planning Section, City of Greater Sudbury.

Table 66: Summary of Population Growth by Age Group, City of Greater Sudbury, 2001 to 2021

Age Groups	2001			2021			*Percentage Change (2001 to 2021)*		
	Out-Migration	**Natural Increase**	**In-Migration**	**Out-Migration**	**Natural Increase**	**In-Migration**	***Out-Migration***	***Natural Increase***	***In-Migration***
	Total Pop	Total Pop	Total Pop	Total Pop	Total Pop	Total Pop	%	%	%
0-4	8,115	8,115	8,115	5,938	6,861	8,149	*-26.8*	*-15.5*	*0.4*
5-9	9,915	9,915	9,915	6,184	7,173	8,528	*-37.6*	*-27.7*	*-14.0*
10-14	10,340	10,340	10,340	6,136	7,083	8,331	*-40.7*	*-31.5*	*-19.4*
15-19	10,860	10,860	10,860	6,091	6,932	8,049	*-43.9*	*-36.2*	*-25.9*
20-24	9,950	9,950	9,950	7,000	8,040	9,461	*-29.7*	*-19.2*	*-4.9*
25-29	8,725	8,725	8,725	8,424	9,805	11,748	*-3.5*	*12.4*	*34.7*
30-34	9,795	9,795	9,795	8,515	10,186	12,592	*-13.1*	*4.0*	*28.6*
35-39	12,845	12,845	12,845	8,851	10,661	13,185	*-31.1*	*-17.0*	*2.7*
40-44	13,165	13,165	13,165	8,105	9,730	11,826	*-38.4*	*-26.1*	*-10.2*
45-49	12,210	12,210	12,210	7,277	8,456	9,915	*-40.4*	*-30.7*	*-18.8*
50-54	11,615	11,615	11,615	8,594	9,367	10,309	*-26.0*	*-19.4*	*-11.2*
55-59	8,935	8,935	8,935	11,499	11,985	12,564	*28.7*	*34.1*	*40.6*
60-64	7,245	7,245	7,245	11,487	11,789	12,155	*58.6*	*62.7*	*67.8*
65-69	6,600	6,600	6,600	10,047	10,260	10,532	*52.2*	*55.4*	*59.6*
70-74	5,900	5,900	5,900	8,542	8,705	8,922	*44.8*	*47.5*	*51.2*
75-79	4,600	4,600	4,600	5,552	5,674	5,836	*20.7*	*23.3*	*26.9*
80-84	2,605	2,605	2,605	3,436	3,514	3,616	*31.9*	*34.9*	*38.8*
85-89	1,315	1,315	1,315	1,956	1,993	2,040	*48.7*	*51.5*	*55.1*
90+	490	490	490	1,775	1,795	1,820	*262.2*	*266.3*	*271.4*
Totals:	**155,225**	**155,225**	**155,225**	**135,407**	**150,012**	**169,579**	***-12.8***	***-3.4***	***9.2***

Prepared by the Community and Strategic Planning Section, City of Greater Sudbury.

6.1.3 Projected Age Distribution

All population projections suggest a substantial shift in the area population with varying degrees of a continuing aging trend (Appendix 8 and 9 shows population growth by age groups for 2001, 2006, 2011, 2016 and 2021 for the City of Greater Sudbury).

In the low projection, all age groups 54 and younger would see a decline to 2021. These range from a drop of 43.9% among 15-19 year olds, to 3.5% among the 25-29 group. By contrast, all age groups 55 and over would see substantial growth. This ranges from 58.6% among 60-64 year olds to 20.7% in the 75-79 group. Additionally, the 90 plus cohort would increase by 262.2%, to 1,775 from 490 in 2001.

In the medium scenario, the 54 and under cohorts would all decrease with the exception of 25-29 and 30-34 groups, which would grow by 12.4% and 4.0% respectively. All age groups 55 and over would increase by 23.3% (75-79) to 62.7% (60-64). Again, the 90 plus cohort would grow dramatically, by 266.3%, to 1,795.

In the high projection, there is slightly more growth in the younger cohorts. The 0-4 group would increase modestly by 0.4%. More increases are expected in the 25-39 range, with the 25-29 and 30-34 cohorts forecast to rise by 34.7% and 28.6%. The 35-39 group would witness more restrained growth at 2.7%. Once again, all groups aged 55 and over would rise, with the 60-64 cohort jumping 67.8%. In this scenario 90 plus individuals would rise by 271.4% to 1,820 from 490 in 2001.

6.2 Household Projections

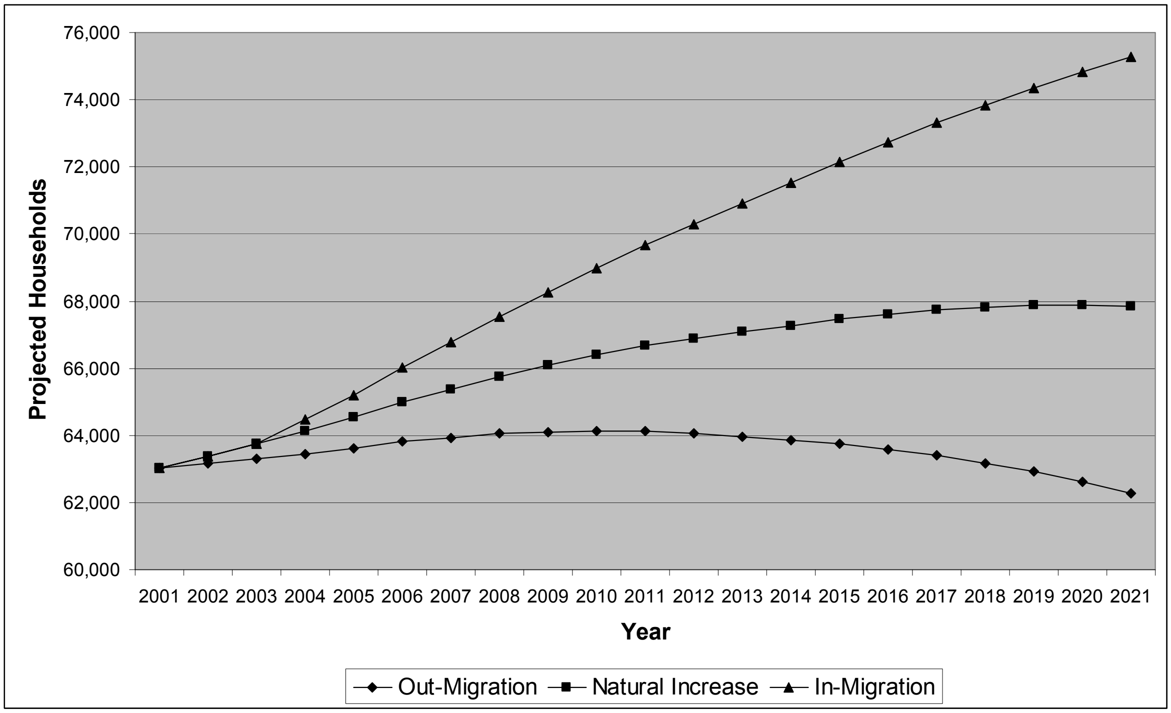
6.2.1 Assumptions

City of Greater Sudbury household projections are based on headship rates (the number of households per age group) derived from the 2001 Census. These rates are then applied to the population estimates in a given year in order to forecast both total households and average household size. Headship rates (based on background material provided) are held constant over the 20 year projection period. Accordingly, household forecasts (and subsequent changes in average household size) are simply a reflection of the changing population distribution by age and do not reflect any other assumptions or trends concerning the propensity of individuals to form a household.

6.2.2 Projected Household Growth

The total number of households forecast in the low (out-migration) projection is 62,270 based on an average household size of 2.17. The medium (natural increase) scenario projects an increase to 67,857, with an average size of 2.24. The high (in-migration) forecast sees households jump to 75,276, with an average of 2.25 persons per household (More detailed projections are provided in Appendix 8 and 9).

Figure 22: Household Projections for the City of Greater Sudbury, 2001-2021



Source: Community & Strategic Planning Section, City of Greater Sudbury.

6.2.3 Summary of Anticipated Household Growth Projections by Sub-Area

The low (out-migration) scenario sees total households decrease by 750 or -1.2% from 63,020 in 2001. Assuming a constant household distribution from 2001, this would result in a loss of 445 households in Sudbury by 2021. Other communities would experience a decline of between 6 (New Townships) and 92 (Valley East). Household growth, however, rises and falls during this period.

Also, of course, much like population, household growth occurs at a different pace in different areas. While older mature areas of cities may be subject to declines, newly developing suburban areas are more likely to continue to grow.

Households are forecast to increase to 64,128 in 2011, before declining in the subsequent 10 years to 2021. This could have an impact on the housing market during this period of decline – dampening house prices and rents as supply remains stagnant in contrast to a decline in demand.

Table 67: Household Growth Projections Based on Out-Migration Scenario by Sub Area, 2001, 2006, 2011, 2016 and 2021

Area	Household Projections					# Change	% Change
	2001	2006	2011	2016	2021		
Capreol	1,390	1,407	1,414	1,402	1,373	-17	-1.2
Nickel Centre	4,650	4,708	4,732	4,691	4,595	-55	-1.2
Onaping Falls	1,880	1,903	1,913	1,897	1,858	-22	-1.2
Rayside-Balfour	5,695	5,766	5,795	5,746	5,627	-68	-1.2
Sudbury	37,395	37,862	38,052	37,728	36,950	-445	-1.2
Valley East	7,695	7,791	7,830	7,763	7,603	-92	-1.2
Walden	3,815	3,863	3,882	3,849	3,770	-45	-1.2
New Townships	500	506	509	504	494	-6	-1.2
City of Greater Sudbury	**63,020**	**63,807**	**64,128**	**63,581**	**62,270**	**-750**	**-1.2**

Source: Community & Strategic Planning Section, City of Greater Sudbury.

Area projections are calculated based on the projected population for the entire City of Greater Sudbury and are apportioned according to the former town or city's share of the total population based on the 2001 Census.

In the medium (natural increase) projection, households grow by 7.7% to 67,857 in 2021. Under this scenario, the area would see an additional 4,837 households. In Sudbury, there would be net growth of 2,870 to 40,265. Increases in the other communities would range from 591 in Valley East to 28 in the New Townships. Under this scenario, while growth is forecast throughout the 20 year projection period, the rate of increase declines in each five year segment.

Table 68: Household Growth Projections Based on Natural Increase Scenario by Sub Area, 2001, 2006, 2011, 2016 and 2021

Area	Household Growth Projections					# Change	% Change
	2001	2006	2011	2016	2021		
Capreol	1,390	1,434	1,471	1,491	1,497	107	7.7
Nickel Centre	4,650	4,796	4,920	4,988	5,007	357	7.7
Onaping Falls	1,880	1,939	1,989	2,017	2,024	144	7.7
Rayside-Balfour	5,695	5,873	6,026	6,109	6,132	437	7.7
Sudbury	37,395	38,566	39,566	40,115	40,265	2,870	7.7
Valley East	7,695	7,936	8,142	8,255	8,286	591	7.7
Walden	3,815	3,934	4,036	4,093	4,108	293	7.7
New Townships	500	516	529	536	538	38	7.7
City of Greater Sudbury	**63,020**	**64,993**	**66,679**	**67,604**	**67,857**	**4,837**	**7.7**

Source: Community & Strategic Planning Section, City of Greater Sudbury.
Area projections are calculated based on the projected population for the entire City of Greater Sudbury and are apportioned according to the former town or city's share of the total population based on the 2001 Census.

In the high (in-migration) scenario, households are forecast to grow by 12,256 or 19.4%, to 2021. This would produce 44,657 households in Sudbury, an increase of 7,272. Household growth would range from 1,497 in Valley East, to 97 in the New Townships. Rayside-Balfour would witness growth of 1,108, Nickel Centre (904) and Walden (742) would also see substantial growth. Onaping Falls and Capreol would see an additional 366, and 270 households respectively.

Table 69: Household Growth Projections Based on In-Migration Scenario by Sub Area, 2001, 2006, 2011, 2016 and 2021

Area	Household Growth Projections					# Change	% Change
	2001	2006	2011	2016	2021		
Capreol	1,390	1,456	1,537	1,604	1,660	270	19.4
Nickel Centre	4,650	4,871	5,140	5,367	5,554	904	19.4
Onaping Falls	1,880	1,970	2,078	2,170	2,246	366	19.4
Rayside-Balfour	5,695	5,966	6,295	6,573	6,803	1,108	19.4
Sudbury	37,395	39,176	41,336	43,161	44,667	7,272	19.4
Valley East	7,695	8,061	8,506	8,882	9,192	1,497	19.4
Walden	3,815	3,997	4,217	4,403	4,557	742	19.4
New Townships	500	524	553	577	597	97	19.4
City of Greater Sudbury	**63,020**	**66,021**	**69,662**	**72,738**	**75,276**	**12,256**	**19.4**

Source: Community & Strategic Planning Section, City of Greater Sudbury.
Area projections are calculated based on the projected population for the entire City of Greater Sudbury and are apportioned according to the former town or city's share of the total population based on the 2001 Census.

6.3 Projected Housing Requirements

6.3.1 Assumptions based on Out-Migration Scenario

The out-migration scenario would result in a net reduction in households to 2021. Accordingly there would be no requirement for new net production over the course of the projection. Still, new construction would no doubt proceed, and in the short term, this would accommodate household increases in the first tiers of the projection period. However, such development would ultimately exacerbate a looming housing surplus in the later years of the projection. While the removal of some excess housing from the market may mitigate this situation, such a surplus should ultimately lower house prices and increase vacancy rates. This scenario would result in a more affordable housing market for consumers in the long run, and subsequently, more in-migration to the area. Finally, this surplus supply may also result in additional household formation levels which may help to mitigate the over supply of housing, to some extent.

6.3.2 Assumptions based on Natural Increase Scenario

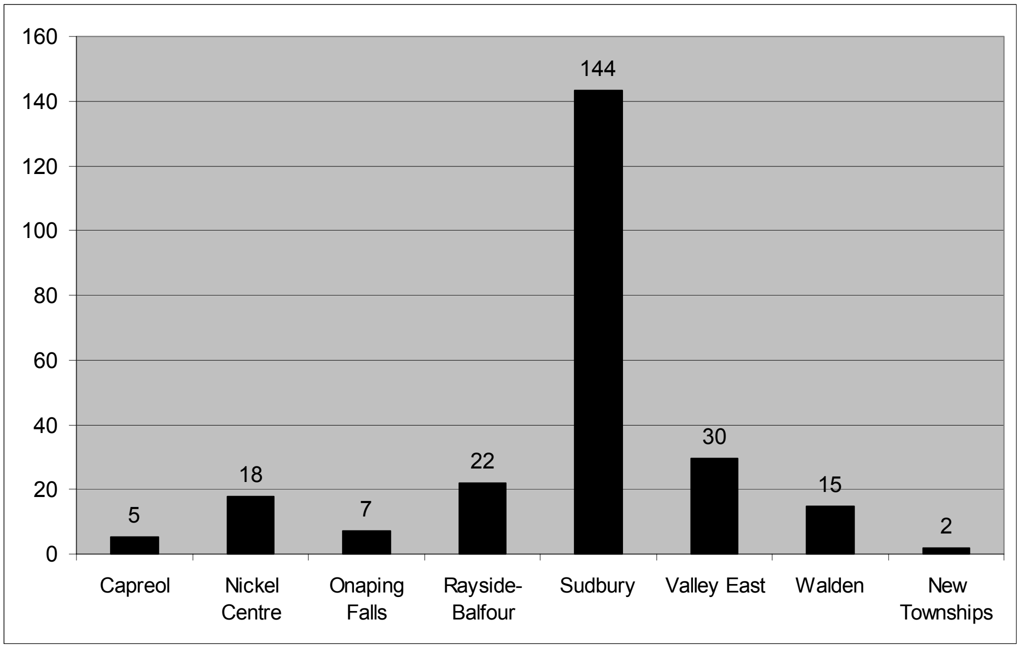
Under the medium, natural increase projection, total households would grow by 4,837 of 242 units annually. Over this period, the household growth experienced by the various areas would be consistent, at 7.7%. Sudbury would increase by 2,870 or an annual rate of 144. Valley East and Rayside-Balfour would see growth of 30 and 22 units annually. Nickel Centre (18), Walden (15), Onaping Falls (7) and Capreol (5) would also see limited growth. Finally, an additional 2 households per year would emerge in the New Townships.

Table 70: Projected Annual Household Growth Based on Natural Increase Scenario

Area	Number of Households		Household Growth (2001-2021)	Household Growth per Year
	2001	2021		
Capreol	1,390	1,497	107	**5**
Nickel Centre	4,650	5,007	357	**18**
Onaping Falls	1,880	2,024	144	**7**
Rayside-Balfour	5,695	6,132	437	**22**
Sudbury	37,395	40,265	2,870	**144**
Valley East	7,695	8,286	591	**30**
Walden	3,815	4,108	293	**15**
New Townships	500	538	38	**2**
City of Greater Sudbury	**63,020**	**67,857**	**4,837**	**242**

Source: Community & Strategic Planning Section, City of Greater Sudbury, Statistics Canada – 2001 Census Special Tabulation and SHS-Inc Calculations

Figure 23: Projected Annual Household Growth Based on Natural Increase Scenario



Source: Community & Strategic Planning Section, City of Greater Sudbury, Statistics Canada – 2001 Census Special Tabulation and SHS-Inc Calculations

6.3.2.1 Projected Households by Tenure based on Natural Increase Scenario

In order to project tenure requirements for 2021, the 2001 tenure propensity by age group was applied to the projected age distribution in 2021. Age is a strong indicator of tenure preferences. This is held constant over the projection period – consistent with the constant household formation rates used in the household projections. In the natural increase scenario, this produces a total of 45,340 ownership, and 22,517 rental households in 2021. In order to meet this requirement, approximately 20% of the 4,837 additional units required by 2021 would need to be of rental tenure. This amounts to 927, or an annual requirement of 46 units.

Table 71: Tenure by Age Groups, City of Greater Sudbury, 2001

Age of Household Maintainer	Total Households	Owned		Rented	
		#	%	#	%
15 to 24 Years	2,810	300	**10.7**	2,510	**89.3**
25 to 34 Years	9,005	4,320	**48.0**	4,685	**52.0**
35 to 44 Years	14,100	9,745	**69.1**	4,355	**30.9**
45 to 54 Years	13,350	9,775	**73.2**	3,570	**26.7**
55 to 64 Years	9,505	7,425	**78.1**	2,080	**21.9**
65 to 74 Years	8,100	5,980	**73.8**	2,120	**26.2**
75 and Over	6,010	3,760	**62.6**	2,255	**37.5**
Total	**62,870**	**41,300**	**65.7**	**21,570**	**34.3**

Source: Statistics Canada – 2001 Census Special Tabulation

Table 72: Projected Household Tenure to 2021, Based on Natural Increase Scenario

Age of Household Maintainer	Projected Population (2021)	Total Number of Projected Households (2021) (A)	Proportion of Renters Based on 2001 Special Tabulation (B)	Projected Number of Rental Dwellings (2021) (C) = (A) x (B)	Projected Number of Ownership Dwellings (2021) (A - C)
15 to 24 Years	14,972	2,021	89.3%	1,805	216
25 to 34 Years	19,991	9,736	52.0%	5,065	4,671
35 to 44 Years	20,391	11,073	30.9%	3,420	7,653
45 to 54 Years	17,823	10,035	26.7%	2,684	7,351
55 to 64 Years	23,774	14,003	21.9%	3,064	10,939
65 to 74 Years	18,965	12,308	26.2%	3,221	9,087
75 and Over	12,976	8,681	37.5%	3,257	5,424
Totals	**128,892**	**67,857**		**22,517**	**45,340**

Source: Community & Strategic Planning Section, City of Greater Sudbury, Statistics Canada – 2001 Census Special Tabulation and SHS-Inc Calculations

Table 73: Summary of Natural Increase Projection Figures

Number of Projected Rental Dwellings in 2021	22,517
Renter Households in 2001	21,590
Change in Renter households, 2001 to 2021	927
Annual Rental Housing Targets based on Natural increase (= 927 / 20)	46
Projected Total Household Units based on Natural Increase Scenario	4,837
% of Rental units (= 927 / 4,837)	Approximately 20.0%
% of Ownership units (= 3,910 / 4,837)	Approximately 80.0%

Source: Community & Strategic Planning Section, City of Greater Sudbury, Statistics Canada – 2001 Census Special Tabulation and SHS-Inc Calculations

6.3.2.2 Projected Housing Type and Affordability Level based on Natural Increase Scenario

Based on the 2000 income distribution, and current housing costs, the annual requirement of 242 units can be compared with incomes to gain insight into the potential unit mix for Greater Sudbury (for a list of all sub-area tables refer to Appendix 10). Households earning less than $20,000 would represent 21.8% of growth or 53 units. These households are in a position to afford rents below $500 (largely subsidized units) and ownership costs below $71,500 (limited to those with existing equity). For those 22.9% or 56 households earning, between $20,000 and $40,000 the market is expanded to include market rents up to $1,000 and homes of $140,000. While this would include most market rent apartments and resale homes, new ownership units in this category would be limited to high and medium density production in the form of condominium apartments and condo and freehold townhouses. Finally, for the majority of households (55.4% or 134 units) earning $40,000 and over, the market includes homes of $140,001 or more. This would be consistent with recent semi-detached, and detached new home prices.

Table 74: Housing Targets for New Supply Based on Natural Increase Scenario (2001-2021), City of Greater Sudbury

Household Income, 2000	% of Total Households City of Greater Sudbury	Annual Housing Target for the City of Greater Sudbury	Affordable Rent	Affordable Ownership (Unit Cost)
Under $10,000	7.3	18	Under $250	Under $71,500
$10,000 to $19,999	14.5	35	$250 to $500	
$20,000 to $29,999	11.5	28	$500 to $750	$71,500 to $105,000
$30,000 to $39,999	11.4	28	$750 to $1,000	$105,001 to $140,000
$40,000 to $49,999	9.9	24	$1,000 to $1,250	$140,001 to $172,400
$50,000 and over	45.5	110	$1,250 and Higher	$172,400 and over
Total	**100.0**	**242**		

Source: Statistics Canada, 2001 Census, and SHS Calculations

Based on tenure projections, income distributions and affordability, the natural increase scenario would suggest a proposed mix of 25% high density (apartments), 15% medium density (townhouses and semi-detached) and 60% low density (single detached) development. The 25% high density share would allow for sufficient apartment construction to accommodate the 20% rental component, while also allowing for limited apartment condominium construction. Similarly, the 15% medium density component would potentially expand the range of options for those ownership households in the lower income categories. The 60% low density share would be well below recent levels of production.

However, with an increasingly older population, it will be important to offer a wider range of tenure and housing types for those households who want to scale down, or seek different types of ownership options such as condominium or life-lease arrangements. Accordingly, a mix of development that provides a better overall balance of unit types, by 2021, would be appropriate.

Of the 927 rental units required under this projection, a healthy proportion of these should be targeted to lower income households. Ideally, a large portion of these would need rental subsidies. Arguably, and in light of the fact that there are approximately 1,400 households on the waiting list for assisted housing, all of these units would be subsidized. However, even with a major new affordable housing program, it would be unlikely to achieve this objective. Currently, assisted housing units represent 21% of the rental stock in Greater Sudbury. In order to maintain this share, an additional 195 of the 927 projected rental units should be subsidized.

In any scenario, a large portion of these units should be modest, affordable units. In 2001, 44.3% of renters earned below $20,000, and could only afford rents below $500. An additional 16.9% earned between $20,000 and $30,000 and could afford rents in the $500 to $750 range. Furthermore, a large portion of these units would be smaller bachelor and one bedroom units. These are required to serve the substantial share of non-family households (mostly singles), which are currently experiencing affordability problems and make up 57% of the waiting list for assisted housing.

6.3.3 Assumptions based on In-Migration Scenario

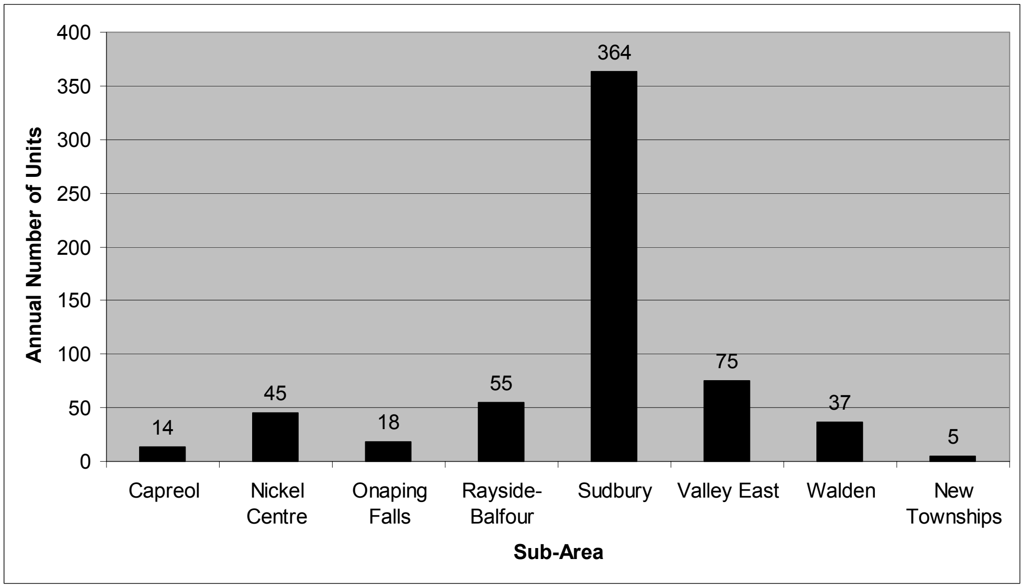
Under the high, in-migration scenario, an additional 12,256 households would be present in 2021. This would represent growth of 613 per year. Again, based on the 2001 household distribution, Sudbury would see an additional 7,272 households by 2021 or growth of 364 annually. Valley East and Rayside-Balfour would follow with 1,497 and 1,108. Nickel Centre (904), Walden (742), Onaping Falls (386), and Capreol (270) would all see substantial growth. Some 97 additional households would be projected in the New Townships.

Table 75: Projected Annual Household Growth Based on In-Migration Scenario

Area	Number of Households		Household Growth (2001-2021)	Household Growth per Year
	2001	2021		
Capreol	1,390	1,660	270	**14**
Nickel Centre	4,650	5,554	904	**45**
Onaping Falls	1,880	2,246	366	**18**
Rayside-Balfour	5,695	6,803	1,108	**55**
Sudbury	37,395	44,667	7,272	**364**
Valley East	7,695	9,192	1,497	**75**
Walden	3,815	4,557	742	**37**
New Townships	500	597	97	**5**
City of Greater Sudbury	**63,020**	**75,276**	**12,256**	**613**

Source: Community & Strategic Planning Section, City of Greater Sudbury, Statistics Canada – 2001 Census Special Tabulation and SHS-Inc Calculations

Figure 24: Projected Annual Household Growth based on In-Migration Scenario



Source: Community & Strategic Planning Section, City of Greater Sudbury, Statistics Canada – 2001 Census Special Tabulation and SHS-Inc Calculations

6.3.3.1 Projected Households by Tenure based on In-Migration Scenario

Again, based on 2001 tenure propensities, we can project tenure requirements in 2021 based on the projected age distribution. This projection results in a higher tenure requirement (proportionally) than the natural increase scenario. As a result of a younger population, the in-migration scenario would see 25,350 renters in 2021. To reach this figure, approximately 30% of new households, or 3,760, would be of tenants. This represents an annual requirement of 188 units.

Table 76: Tenure by Age Groups, City of Greater Sudbury, 2001

Age of Household Maintainer	Total	Owned		Rented	
		#	%	#	%
15 to 24 Years	2,810	300	**10.7**	2,510	**89.3**
25 to 34 Years	9,005	4,320	**48.0**	4,685	**52.0**
35 to 44 Years	14,100	9,745	**69.1**	4,355	**30.9**
45 to 54 Years	13,350	9,775	**73.2**	3,570	**26.7**
55 to 64 Years	9,505	7,425	**78.1**	2,080	**21.9**
65 to 74 Years	8,100	5,980	**73.8**	2,120	**26.2**
75 and Over	6,010	3,760	**62.6**	2,255	**37.5**
Total	**62,870**	**41,300**	**65.7**	**21,570**	**34.3**

Source: Statistics Canada – 2001 Census Special Tabulation

Table 77: Projected Household Tenure to 2021, Based on In-Migration Scenario

Age of Household Maintainer	Projected Population (2021)	Total Number of Projected Households (2021) (A)	Proportion of Renters Based on 2001 Special Tabulation (B)	Projected Number of Rental Dwellings (2021) (C) = (A) x (B)	Projected Number of Ownership Dwellings (2021) (A - C)
15 to 24 Years	17,510	2,364	89.3	2,112	252
25 to 34 Years	24,340	11,853	52.0	6,167	5,686
35 to 44 Years	25,011	13,582	30.9	4,195	9,387
45 to 54 Years	20,224	11,386	26.7	3,045	8,341
55 to 64 Years	24,719	14,559	21.9	3,186	11,373
65 to 74 Years	19,454	12,626	26.2	3,305	9,321
75 and Over	13,312	8,906	37.5	3,342	5,564
Totals	**144,570**	**75,276**		**25,350**	**49,926**

Source: Community & Strategic Planning Section, City of Greater Sudbury, Statistics Canada – 2001 Census Special Tabulation and SHS-Inc Calculations

Table 78: Summary of In-Migration Projection Figures

Number of Projected Rental Dwellings in 2021	25,350
Renter Households in 2001	21,590
Change in Renter households, 2001 to 2021	3,760
Annual Rental Housing Targets based on In-Migration (= 3,760 / 20)	188
Projected Total Household Units based on In-Migration Scenario	12,256
% of Rental units (= 3,760 / 12,256)	Approximately 30.0%
% of Ownership units (= 10,517 / 12,256)	Approximately 70.0%

Source: Community & Strategic Planning Section, City of Greater Sudbury, Statistics Canada – 2001 Census Special Tabulation and SHS-Inc Calculations

6.3.3.2 Projected Housing Type and Affordability Level based on In-Migration Scenario

Once again, based on the 2000 income distribution, and current housing costs, the annual requirement for 613 units can be compared with incomes to gain insight into the potential unit mix for Greater Sudbury (for a list of all sub-area tables refer to Appendix 11). Households earning less than $20,000 would represent 21.8% of growth or 134 units. These households are in a position to afford rents below $500 (largely subsidized units) and ownership costs below $71,500 (limited to those with existing equity). For those 22.9% or 141 households earning between $20,000 and $40,000, the market is expanded to include market rents up to $1,000 and homes of $140,000. While this would include most market rent apartments and resale homes, new ownership units in this category would be limited to high and medium density production in the form of condominium apartments and condo and freehold townhouses. Finally, for the majority of households (55.4% or 340 units) earning $40,000 and over, the market includes homes of $140,001 or more. This would be consistent with recent semi-detached and detached new home prices.

Table 79: Housing Targets for New Supply Based on In-Migration Scenario (2001-2021), City of Greater Sudbury

Household Income 2000	% of Total Households City of Greater Sudbury	Annual Housing Target for City of Greater Sudbury	Affordable Rent	Affordable Ownership (Unit Cost)
Under $10,000	7.3	45	Under $250	Under $71,500
$10,000 to $19,999	14.5	89	$250 to $500	
$20,000 to $29,999	11.5	71	$500 to $750	$71,500 to $105,000
$30,000 to $39,999	11.4	70	$750 to $1,000	$105,001 to $140,000
$40,000 to $49,999	9.9	61	$1,000 to $1,250	$140,001 to $172,400
$50,000 and over	45.5	279	$1,250 and Higher	$172,400 and over
Total	**100.0**	**613**		

Source: Statistics Canada, 2001 Census, and SHS Calculations

Based on tenure projections, income distributions and affordability, the in-migration scenario would suggest a proposed mix of 35% high density (apartments), 15% medium density (rows and semi-detached) and 50% low density (single detached) development. The 35% high density share would allow for sufficient apartment construction to accommodate the higher (as compared to natural increase) 30% rental component , while once again allowing for limited apartment condominium construction. Similarly, the 20% medium density component would potentially expand the range of options for those ownership households in the lower income categories. The 50% low density share would be well below recent levels of production. In addition to providing options for an increasingly older population, it will also be important to offer a wider range of types for those younger households entering the ownership market.

Of the 3,760 rental units required under this projection, a healthy proportion of these should be targeted to lower income households. Ideally, a large portion of these would include rent subsidies. Again, in light of the fact that there are approximately 1,400 households on the waiting list for assisted housing, arguably, 37% would be subsidized. However, even with a major new provincial housing program, it would be unlikely to achieve this objective. Currently, assisted housing units represent 21% of the rental stock in Greater Sudbury. In order to maintain this share, an additional 790 of the 3,760 projected rental units would be assisted.

In any scenario, a large portion of these units should be modest, affordable units. In 2001, 44.3% of renters earned below $20,000, and could only afford rents below $500. An additional 16.9% earned between $20,000 and $30,000 and could afford rents in the $500 to $750 range. Furthermore, a large portion of these units would be smaller bachelor and one bedroom units. These are required to serve the substantial share of non-family households (mostly singles), which are currently experiencing affordability problems and make up 57% of the waiting list for assisted housing.

6.4 Summary of Population and Household Projections

Three Population Projection Scenarios Considered --- From Decline in Population to Growth of 9.2%

Three population increase scenarios were considered for the City of Greater Sudbury to 2021, as prepared by the City: out-migration or low scenario; natural increase scenario or medium scenario; and in-migration or high scenario. In the low (out-migration) projection, the population declines by 12.8% to 135,407 in 2021. The medium (natural increase) projection sees a more modest drop of 3.8% to 150,012. The high (in-migration) projection results in growth of 9.2% to 169,579.

All Population Projections Suggest Shift in Area Population and Continuing Aging of Population

All population projections suggest a substantial shift in the area population with varying degrees of a continuing aging trend. In the low projection, all age groups 54 and younger would see a decline. In the medium scenario, the 54 and under cohorts would all decrease with the exception of the 25-29 and 30-34 age groups which would grow by 12.4% and 4.0% respectively. In the high projection, there is slightly more growth in the younger cohorts, including a modest increase for the 0-4 group. In all scenarios, the age groups 54 and older would experience substantial growth.

Three Household Projections Considered From Decline in Number of Households to an Increase of 19%

The total number of households forecast in the low (out-migration) projection is 62,270 based on an average household size of 2.17 --- a decrease of 750 households or 1.2%. The medium (natural increase) scenario projects an increase to 67,857, with an average size of 2.24. The high (in-migration) forecast sees households jump to 75,276, with an average of 2.25 persons per household.

Projected Housing Requirements Range From No New Housing Units Required to a Need of 12,256 Units by 2021

The out-migration (low) scenario would result in a net reduction in households to 2021. Accordingly there would be no requirement for new net production over the period 2001 to 2021. Under the medium, natural increase scenario, a total of 4,837 new housing units would be required by 2021 or 242 units annually. Under the high, in-migration scenario, an additional 12,256 housing units would be required by 2021 or 613 units annually.

Between 20 and 30 Percent of New Housing Units Should Be Rental

In order to project tenure requirements for 2021, the 2001 tenure propensity by age group was applied to the projected age distribution in 2021, as age is a strong indicator of tenure preferences. In the natural increase scenario, this produces a need for about 20% of the 4,837 additional units required by 2021 to be rental which equates to 927 units or 46 units annually. As the result of a younger population, the in-migration scenario would project 25,350 renters in 2021. To reach this figure, approximately 30% of new housing units or 3,760 would need to be rental. This represents an annual requirement of 188 rental units.

Additional Subsidized Units Required

In any scenario, a large portion of the projected rental units should be affordable units due to the significant percentage of renters earning below $20,000 (44.3% of renters in 2001). In most cases, this means the units would need to be subsidized since households with incomes less than $20,000 could afford to pay a maximum of $500 per month in rent. Currently, assisted housing units represent 21% of the rental stock in Greater Sudbury. In order to maintain this share, an additional 195 of the 927 projected rental units should be subsidized under the medium scenario and 790 of the 3,760 projected rental units should be subsidized under the high scenario.

A Greater Mix of Housing Types Needed

With an increasingly older population, it will be important to offer a wider range of house types for those households who want to scale down. In addition, the substantial share of non-family households (mostly singles) which are currently experiencing affordability problems would benefit from additional smaller, affordable units such as bachelor and one bedroom apartment units. Accordingly, a mix of development that provides a better overall balance of unit types, by 2021, would be appropriate.

Based on tenure projections, income distributions and affordability, the natural increase (medium) scenario would suggest a proposed mix of 25% high density (apartments), 15% medium density (townhouses and semi-detached) and 60% low density (single detached) development. The in-migration (high) scenario would suggest a proposed mix of 35% high density (apartments), 15% medium density (rows and semi-detached) and 50% low density (single detached) development.

7 ECONOMIC DEVELOPMENT STRATEGY

The Greater Sudbury Development Corporation (GSDC) embarked on a community based strategic planning process in August 2002. The main purpose of this process was to guide the economic development of the City over the next decade. About 300 community leaders participated in various forums to assess Greater Sudbury's ability for wealth creation and success. The following discussion is based on the findings from the "Coming of Age in the 21st Century Economic Development Strategic Plan for Greater Sudbury 2015" and "An Economic Development Strategic Plan for Greater Sudbury 2015" reports.

Community leaders identified both strengths and weaknesses to provide a framework for Greater Sudbury's economic development. Over ten months of deliberation, the GSDC identified five "engines" of growth that represent goals intended to achieve world recognition in approaches to sustainable development. These engines are as follows:

1. The best mining and supply services in the world
2. A city for the creative, curious and adventuresome
3. One of Ontario's top 4 destinations
4. A leader in health innovation and biotechnology
5. A model for eco-industry and renewable energy

Prior to engaging in directions and strategies, a report card on Greater Sudbury's competitive health was created. The main purpose of this report card was to assess areas of weakness and strengths throughout Greater Sudbury. Greater Sudbury's assets were graded along the lines of technology, human resources, financing, infrastructure, communications, climate and overall quality of life. Based on these grades, a variety of implications for economic development were identified.

Based on these engines and report card grades, a total of four growth "igniters" were identified relating to infrastructure, education, technology and quality of life. Specifically these include:

1. Infrastructure must be improved
2. A culture of educational upgrading is the underpinning for increasing wealth-creation capacity in Greater Sudbury
3. Technology-readiness is Greater Sudbury's 'ace'
4. The time is opportune to 'pitch' the virtues of Greater Sudbury's quality of life

The GSDC identified Greater Sudbury's population decline as one of the major drawbacks to sustainable development and economic growth. It was suggested that youth are leaving the area at an alarming rate and fewer immigrants are choosing to live in Greater Sudbury. Efforts are needed to sustain the population and reduce out migration. Some positive notes were identified in terms of the leveling off of out-migration in recent times. As well, the double cohort is expected to bring a larger number of post-secondary students in to Greater Sudbury. Finally, the new medical school will act as a magnet for highly skilled personnel and a channel for R&D dollars. These opportunities could lead to the development and construction of housing in the region.

Thus, Greater Sudbury aims at encouraging growth of the population based on diversity of talents, culture and lifestyles. This growth is aimed at the under 35 generation in order to develop a “youth friendly” city with a dynamic urban environment, catering to a range of interests and supportive educational, technological, policy and financial infrastructure for entrepreneurism.

In order to attract these age cohorts, however, emphasis must be placed on expanding Greater Sudbury’s affordable housing supply. This is mainly because younger households require affordable dwellings when they first attain housing. As a result, planners and developers alike must focus on increasing the supply of housing and infrastructure aimed at these client groups.   A predominance of single detached dwellings as shown in development statistics are not suitable for this type of identified growth. Smaller dwelling types such as condominiums and row rental housing are required in order to attract smaller households and youth into the area.

8 MEETING HOUSING PROJECTIONS

8.1 Recent Housing Supply Activity

In order to identify and assess gaps in the housing market, it is now important to compare recent housing supply activity to the discussion of overall population and household growth trends.

8.1.1 Consent Activity – Total Number of Approved Lots by Area

The area has seen notable lot creation through severances. Over the 26 years from 1978 to 2003, some 3,390 lots were created this way, an average of approximately 130 annually. Of these, the majority (61.5%) were serviced. Consents were widespread in the area. Sudbury led the way with 1,013 (29.9%), followed by Valley East with 921 (27.2%) and Rayside-Balfour with 566 (16.7%). Walden and Nickel Centre also witnessed considerable severance activity with 482 (14.2%) and 307 (9.1%) respectively. The remaining lots were created in Onaping Falls (79 or 2.3%) and Capreol (22 or 0.6%).

Table 80: Consent Activity - Total Number of Approved Lots by Area, January 1978 - July 2003

Area	Total # of lots created	Unserviced lots	% Unserviced
Capreol	22	14	63.6%
Nickel Centre	307	130	42.3%
Onaping Falls	79	62	78.5%
Rayside-Balfour	566	245	43.3%
Sudbury	1,013	269	26.6%
Valley East	921	313	34.0%
Walden	482	272	56.4%
New Townships [1]	0	0	-
Total	**3,390**	**1,305**	**38.5%**

Source: Development Services Section, City of Greater Sudbury, July 16, 2003.

[1] Jan 2001-July 2003 only (post-amalgamation).

8.1.2 Historical Summary of New Residential Units by type and Area

Residential construction in the area has dropped off considerably over the last 10 years from the levels of activity seen in the late 1980's and early 1990's. From 1988 to 1993, high single family and semi-detached construction was augmented by large scale multiple unit development spurred on, in large part, by non-profit housing construction. Over these six years, there were 7,820 new units constructed representing 1,303 homes annually. This included approximately 513 multiple units, along with 694 singles, and 97 semi-detached.

After 1993, new construction dropped off considerably. This was most acute among multiples. With the cessation of the non-profit program in 1995, there were only 106 new multiple units constructed from 1994 to 2003. This lack of construction was exacerbated by a lack of private sector development reflecting high vacancy rates and more attractive investment opportunities in non-rental development. Still, single and semi-detached construction has also declined, dropping to 241 and 22 units annually.

Half of new residential construction occurred in the former City of Sudbury, which contributed 5,277 units (50.0%) from 1988 to 2003. After Sudbury, Valley East was the next most active area contributing 2,024 units (19.2%), followed by Rayside-Balfour (1,229 or 11.6%) and Nickel Centre (953 or 9.0%). Walden saw 776 units constructed (7.4%), with the balance of development located in Onaping Falls (158 or 1.5%), Capreol (128 or 1.2%) and the New Townships, with 10 units.

The former City of Sudbury was also host to the majority of multiples, as 2,513 units were built here representing 78.9% of development. Other notable communities with multiple construction were Rayside-Balfour (272 or 8.5%) and Valley East (221 or 6.9%). Walden also saw 102 multiples (3.2%), while Capreol (36 or 1.1%), Onaping Falls (20) and Nickel Centre (19) also recorded limited multiple unit construction. Of the 106 units since 1993, 72 were built in Walden, 30 in Sudbury and 4 in Valley East.

Table 81: New Residential Units by Type and Area, Regional Municipality of Sudbury 1993 – 2000 and City of Greater Sudbury 2001 - 2003

Unit Type	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	1988 - 2003
Capreol																	
single family	16	22	24	6	8	4	1	1	-	1	2	2	-	1	-	-	**88**
two family	-	-	-	-	2	-	-	-	2	-	-	-	-	-	-	-	**4**
multi-unit	-	8	-	28	-	-	-	-	-	-	-	-	-	-	-	-	**36**
Nickel Centre (Garson, Coniston, Skead)																	
single family	103	120	83	71	74	60	57	36	39	38	14	16	16	16	26	34	**803**
two family	5	-	2	20	16	46	22	6	6	6	-	-	-	-	-	2	**131**
multi-unit	-	7	8	-	4	-	-	-	-	-	-	-	-	-	-	-	**19**
Onaping Falls (Dowling, Onaping, Levack)																	
single family	10	21	23	9	11	12	6	8	7	6	4	4	3	2	7	5	**138**
two family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**0**
multi-unit	-	-	-	20	-	-	-	-	-	-	-	-	-	-	-	-	**20**
Rayside-Balfour (Azilda, Chelmsford)																	
single family	105	147	98	89	57	47	39	18	32	26	22	13	14	7	29	23	**766**
two family	4	7	10	90	8	2	10	44	2	2	2	-	-	-	2	8	**191**
multi-unit	-	44	12	178	8	30	-	-	-	-	-	-	-	-	-	-	**272**
Sudbury																	
single family	326	368	218	200	145	121	142	58	102	84	54	59	83	104	155	154	**2,373**
two family	66	60	45	40	62	28	38	14	28	4	2	2	-	-	-	2	**391**
multi-unit	348	199	479	1102	272	83	-	-	6	20	-	-	-	-	4	-	**2,513**

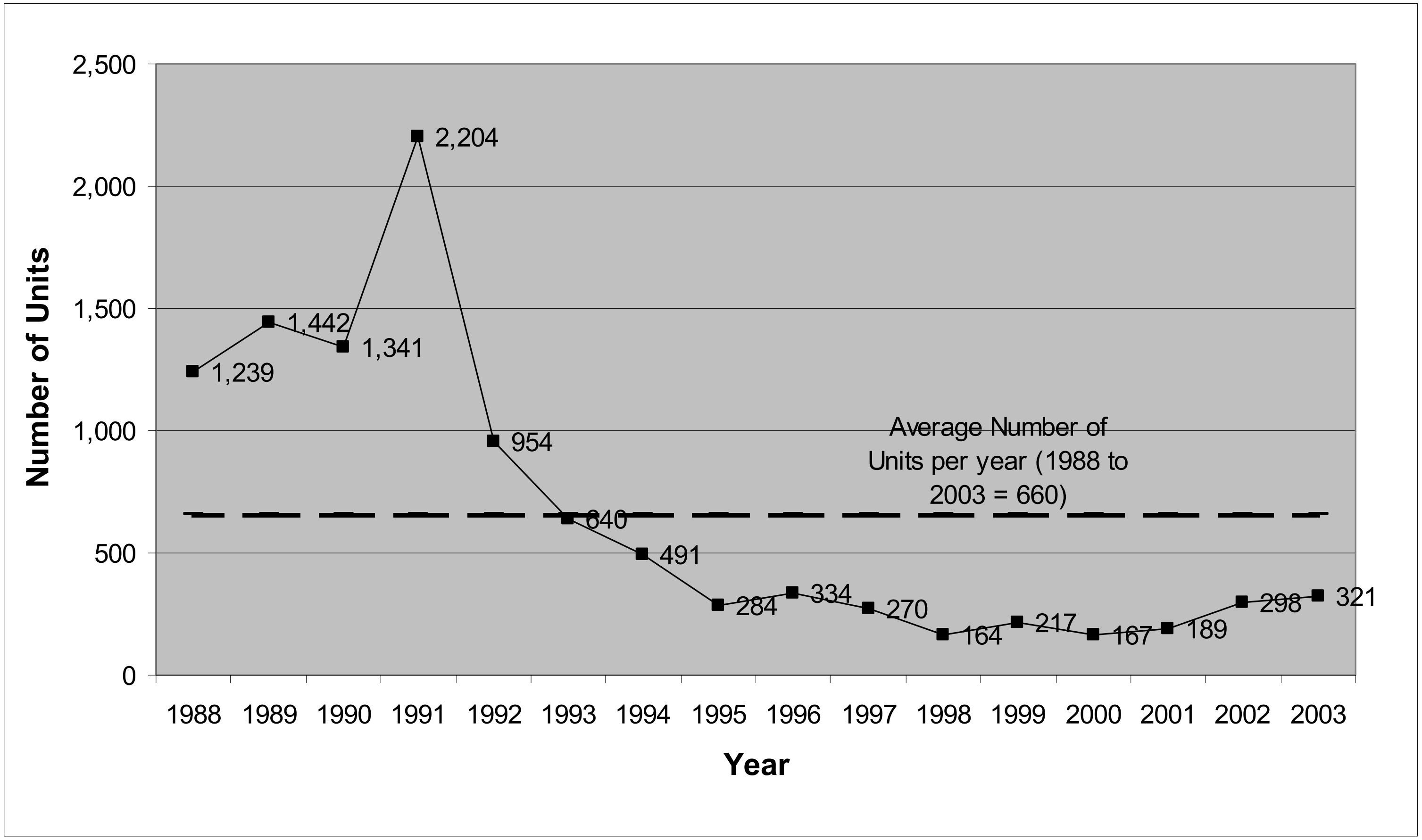
Table 81: New Residential Units by Type and Area, Regional Municipality of Sudbury 1993 – 2000 and City of Greater Sudbury 2001 - 2003

Unit Type	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	1988 - 2003
Valley East (Val Caron, Val Therese, Hanmer)																	
single family	192	295	195	215	131	131	120	71	75	55	42	34	28	32	52	66	**1,734**
two family	-	2	8	8	32	12	4	-	1	-	-	-	2	-	-	-	**69**
multi-unit	-	12	70	62	73	-	-	-	4	-	-	-	-	-	-	-	**221**
Walden (Lively, Naughton, Whitefish)																	
single family	64	100	66	66	51	58	44	28	30	28	22	15	21	23	20	24	**660**
two family	-	-	-	-	-	6	8	-	-	-	-	-	-	-	-	-	**14**
multi-unit	-	30	-	-	-	-	-	-	-	-	-	72	-	-	-	-	**102**
New Townships																	
single family	n/a													4	3	3	**10**
two family														-	-	-	**0**
multi-unit														-	-	-	**0**
RMS / CGS totals																	
single family	816	1073	707	656	477	433	409	220	285	238	160	143	165	189	292	309	**6,572**
two family	75	69	65	158	120	94	82	64	39	12	4	2	2	-	2	12	**800**
multi-unit	348	300	569	1390	357	113	-	-	10	20	-	72	-	-	4	-	**3,183**
Total units:	**1,239**	**1,442**	**1,341**	**2,204**	**954**	**640**	**491**	**284**	**334**	**270**	**164**	**217**	**167**	**189**	**298**	**321**	**10,555**

Source: City of Greater Sudbury; Building Services; Verification Reports. Prepared by Community & Strategic Planning Section, Planning Services. Revised June 2004

New residential units do not include Camps & Cottages, Mobile Homes and units created through Miscellaneous Residential.

Figure 25: Annual Summary of New Units in the Regional Municipality of Sudbury (1988-2000) and the City of Greater Sudbury (2001-2003)



Source: City of Greater Sudbury; Building Services; Verification Reports. Prepared by Community & Strategic Planning Section, Planning Services.
New residential units do not include Camps & Cottages, Mobile Homes and units created through Miscellaneous Residential.

8.1.3 Historical Summary of New Residential Units by Tenure and Area

As shown in the following Table, in the 16 year period from 1988 to 2003, an additional 10,555 residential units were added to the area stock. These were comprised of 7,584 ownership units, representing 71.9% of new development, and 2,971 rental units contributing 28.1%. The ownership market has seen limited condominium development of 206 units or just 2.7%. This form of tenure remains largely ignored in comparison to Southern Ontario markets. Additionally, the ownership stock is overwhelmingly single detached as this type represented 86.7% of ownership units during this period.

Over the last 10 years this pattern has been even more predominant. A review of annual development reveals that since 1994 there have been no new condominium buildings and only 100 new rental units completed. Among freehold ownership, the market has seen little semi-detached and row construction at all. Overall, annual production since 1988 averaged 660 units. Since 1994, which included the tail-end of non-profit development, annual production has been at 274 units. For a detailed breakdown of data by sub-area, please refer to Appendix 12.

Table 82: Summary of New Residential Units by Type, Area and Tenure, 1988-2003

Area	Ownership Units							Rental Units				Total
	Freehold			Condominium		Total Ownership	% of Total	Row	Apt	Total Rental	% of Total	
	Single	Semi	Row	Row	Apt							
Capreol	88	4	0	0	0	92	71.9	0	36	36	28.1	**128**
Nickel Centre	803	131	0	0	0	934	98.0	0	19	19	2.0	**953**
Onaping Falls	138	0	0	0	0	138	87.3	0	20	20	12.7	**158**
Rayside-Balfour	766	191	0	0	0	957	77.9	30	242	272	22.1	**1,229**
Sudbury	2,373	391	6	88	118	2,976	56.4	363	1,938	2,301	43.6	**5,277**
Valley East	1,734	69	0	0	0	1,803	89.1	107	114	221	10.9	**2,024**
Walden	660	14	0	0	0	674	86.9	0	102	102	13.1	**776**
New Townships	10	0	0	0	0	10	100.0	0	0	0	0.0	**10**
RMS (88-2000) and CGS (2001-2003)	**6,572**	**800**	**6**	**88**	**118**	**7,584**	**71.9**	**500**	**2,471**	**2,971**	**28.1**	**10,555**

Source: Verification Reports, Building Services Section, City of Greater Sudbury.

8.1.4 Recent Housing Starts by Area

Housing starts in 2003 mirrored the pattern of recent years with 321 total units comprised almost exclusively of single detached (309 or 96.7%) with a few semis (12 or 3.3%) and no multiple units. Close to half (154 or 48.0%) of these were located in Sudbury. There were 66 starts in Valley East and 34 in Nickel Centre representing 20.6% and 10.6% respectively. Walden (24 or 7.5%) and Rayside-Balfour (23 or 7.2%) also witnessed some activity as did Onaping Falls and the New Townships with 5 and 3 starts respectively. There were no new homes started in Capreol in 2003.

Table 83: Housing Starts by Area and Type, 2003

Unit Type	#	%
Capreol		
single family	-	-
two family	-	-
Nickel Centre (Garson, Coniston, Skead)		
single family	34	10.6
two family	2	0.6
Onaping Falls (Dowling, Onaping, Levack)		
single family	5	1.6
two family	-	-
Rayside-Balfour (Azilda, Chelmsford)		
single family	23	7.2
two family	8	2.5
Sudbury		
single family	154	48.0
two family	2	0.6
Valley East (Val Caron, Val Therese, Hanmer)		
single family	66	20.6
two family	-	-
Walden		
single family	24	7.5
two family	-	-
New Townships		
single family	3	0.9
two family	-	-
RMS / CGS totals		
single family	309	96.3
two family	12	3.7
Total units:	**321**	**100.0**

Source: City of Greater Sudbury; Building Services; Verification Reports.
Prepared by Community & Strategic Planning Section, Planning Services.
Revised June 2004

8.1.5 Historical Comparison of Value of Construction

In 2003 total residential construction reached $60,443,000. In terms of construction value in constant dollars, residential starts have rebounded slightly in recent years from lows of $35 to $38 million in the late 1990s. In 2002 and 2003, these reached approximately $59 and $60 million respectively; these are the highest levels recorded since the end of the high construction period in the early 1990s.

Table 84: Residential Construction Value, Regional Municipality of Sudbury 1993-2000 City of Greater Sudbury 2001-2003

Year	Current (thousands of dollars)	Constant 2003 Dollars (thousands of dollars)
1993	81,026	97,231
1994	67,840	81,408
1995	43,499	50,894
1996	50,539	58,120
1997	44,070	49,799
1998	31,227	34,974
1999	34,699	38,169
2000	38,583	41,284
2001	41,458	43,116
2002	57,126	58,840
2003	60,443	60,443
Average	**50,046**	**55,843**

Source: Building Services Section, Economic Development and Planning Dept., City of Greater Sudbury. Prepared by the Community & Strategic Planning Section, Planning Services Division. Updated April 2004

Notes: Averages above are calculated in current and constant dollars (1992 = 100) and are expressed in thousands of dollars ($000).

8.2 Comparison of Recent Activity to Projections

In recent years the production of both rental and non single detached units has been below the projected requirements of 20% to 30% rental and 40% to 50% medium/high density construction. Since 1994 there have been no new condominium buildings and only 100 new rental units completed. Among freehold ownership, the market has seen little semi-detached and row construction at all. Production has averaged 274 units annually over the 10 year period from 1994 to 2003. This would be sufficient, in overall terms, to meet projected requirements of 242 under the medium, natural increase scenario.

In the six years prior to 1994, there was considerably more rental and multiple development. A return to these conditions would likely require a major public sector affordable/rental development program, and/or a jump in interest rates which dissuades many renters from entering the home ownership market and encouragers developers to increase rental production. Consequently, when the period of 1988 to 1993 is included, annual production over the last 16 years averaged 660 units. This level of production would be adequate to meet overall projected requirements of 613 under the high, in-migration scenario.

8.3 Inventory of Designated and Available Lands for Residential Development

8.3.1 Vacant Lots Available for Residential Development

There are 5,865 zoned residential parcels in Greater Sudbury. These include 2,991 R1 properties for single residential and 682 R2 parcels capable of hosting potential semi-detached developments. As of 2002 there were an additional 153 R3, R4 and R5 sites suitable for accommodating various levels of higher density construction including rows and apartments. The balance of residential sites were made up of 238 properties in R6 zones with established residential areas, and 175 seasonal properties.

Table 85: Vacant Lots and Parcels Property Count based on Zoning

Zoning	Description	No. of properties (vacant land)	Total area (sq. ft)	Total area (ha)
RU	Rural	1,626	4,617,411,209	42,897.20
R1	Single Residential	2,991	201,081,768	1,868.11
R2	Double Residential	682	18,172,690	168.83
R3-R4-R5	Multiple Residential	153	57,224,985	531.64
R6	Established Residential	238	1,674,159	15.55
R7	Seasonal Residential	175	76,702,875	712.59
Totals		**5,865**	**4,972,267,685**	**46,193.92**

Source: Municipal Property Assessment Corporation; OASYS 2002. Prepared by the Community & Strategic Planning Section, City of Greater Sudbury.

Assessment data are not considered 100% accurate.

* Primarily unserviced rural lands located in the new townships.

In terms of the communities which make up the City of Greater Sudbury, Sudbury and Rayside-Balfour have the greatest potential for growth as they represent 33.6% and 22.9% of the 14,478 potential lots based on the current Official Plan designation. Valley East (13.4%), Walden (10.7%), Nickel Centre (9.8%), Onaping Falls (8.2%) and Capreol (1.5) comprise the balance of potential new development in the area.

Table 86: Capacity by Official Plan Designation in Exiting OP, 2003

Area	Potential Lots (12 units/ha)	
	#	% of total
Capreol	210	1.5
Nickel Center	1,422	9.8
Onaping Falls	1,182	8.2
Rayside-Balfour	3,312	22.9
Sudbury	4,860	33.6
Valley East	1,944	13.4
Walden	1,548	10.7
Total	**14,478**	**100.0**

Source: City of Greater Sudbury Official Plan

8.3.2 Draft Approved Lots and Potential Units by Area

There is potential for an additional 4,660 units in draft approved plans for Greater Sudbury. These include 3,016 R1 single family units (64.7%) and 1,058 semi-detached units (22.7%). There are also 39 sites capable of accommodating 586 multiple units (12.6%). The majority of these (2,821 or 60.5%) are found in Sudbury including 1,348 (28.9%) in the South End. Rayside-Balfour (13.0%) and Valley East (12.0%) represent another one quarter of draft approved units.

In terms of multiple units, over three quarters (76.1%) of these are located in Sudbury, with high concentrations in Old Sudbury (37.5%) and Minnow Lake (29.9%) in particular. Outside of Sudbury, only Rayside-Balfour has significant potential multiple development sites (120 or 20.5%).

Table 87: Draft Approved Lots and Potential Units by Area, as of July 16, 2003

Area	R1		R2		Multiple Residential		Total	
	Lots	Units	Lots	Units	Lots	Units	Lots	Units
Nickel Centre	220	220	47	94	0	0	**267**	**314**
Rayside-Balfour	444	444	21	42	3	120	**468**	**606**
Sudbury - Minnow Lake	110	110	131	262	1	176	**242**	**548**
Sudbury - New Sudbury	180	180	237	474	5	51	**422**	**705**
Sudbury - Old City	0	0	0	0	26	220	**26**	**220**
Sudbury - South End	1,256	1,256	46	92	0	0	**1,302**	**1,348**
Valley East	467	467	37	74	4	19	**508**	**560**
Walden	339	339	10	20	0	0	**349**	**359**
Total	**3,016**	**3,016**	**529**	**1,058**	**39**	**586**	**3,584**	**4,660**

Source: Development Services Section, City of Greater Sudbury. Prepared by the Community & Strategic Planning Section, July 16, 2003.

Potential residential units based on the number of remaining lots and zoning in place.
There are no active plans of subdivision in Capreol, Onaping Falls and the New Townships.

8.4 Servicing Capacity

8.4.1 Historical Summary of Lot Creation and Servicing

From 1978 through July of 2003 some 10,901 building lots were created in the area. The great majority of these (86.1%) included services. All but 1.2% of remaining draft approved, and all but 4.1% of registered lots were serviced. This is in contrast to those lots created through consent. Among severed sites, fully 38.5% were unserviced. Overall, registered lots represented 36.0% of the total for this period, followed by draft approved (32.9%) and those created through consent (31.1%).

Table 88: Summary of Subdivision Lots and Consents, January 1978 - July 2003

Type	Serviced Lots	Unserviced Lots	Total Lots	% Unserviced Lots
Registered lots in subdivisions	3,759	162	3,921	**4.1%**
Remaining draft approved lots	3,547	43	3,590	**1.2%**
Lots created through consent	2,085	1,305	3,390	**38.5%**
Total	**9,391**	**1,510**	**10,901**	**13.9%**

Source: Development Services Section, City of Greater Sudbury.
Prepared by the Community & Strategic Planning Section, July 16, 2003.

8.4.2 Historical Summary of Lot Creation and Servicing

In 2003, there were 321 new residential units created in the City of Greater Sudbury. Close to half of these (48.6%) in Sudbury, followed by Valley East (20.6%) and Nickel Centre (11.2%). Three quarters of these 321 units (76.9%) were fully serviced, while 19.6% were unserviced. A small number of sites (10 or 3.1%) had water only while one unit (0.3%) had sewer services only. Of the 156 Sudbury units, 133 were serviced, 21 were unserviced while two others had water only, and sewer only respectively.

Table 89: New Residential Units by Level of Service, City of Greater Sudbury, 2003

Area	New Residential Units					% of City Total
	Fully Serviced	Water Only	Sewer Only	Not Serviced	Total	
Capreol	-	-	-	-	-	**-**
Nickel Centre	28	4	-	4	36	**11.2**
Onaping Falls	2	-	-	3	5	**1.6**
Rayside-Balfour	23	1	-	7	31	**9.7**
Sudbury	133	1	1	21	156	**48.6**
Valley East	47	4	-	15	66	**20.6**
Walden	14	-	-	10	24	**7.5**
New Townships	-	-	-	3	3	**0.9**
Total	247	10	1	63	321	**100.0**
% of Total Based on Services	**76.9**	**3.1**	**0.3**	**19.6**	**100.0**	

Source: Building Services Section, Verification Reports Jan – Dec 2003.
The table above excludes cottages and mobile homes. Totals may not sum due to rounding.

8.5 Comparison of Available Lands to Projections

An analysis of the capacity of residential lands contained in the Synthesis/Land Use and Settlement Report found that these lands could potentially yield over 19,000 residential units. This total includes 4,660 units contained in draft approved plans based on 2003 baseline data, as well as an estimated 14,472 potential units derived from designated residential lands in the current Official Plan. In broad terms, this is sufficient to accommodate projected growth of 12,256 units in the in-migration scenario, and more than adequate to deal with the 4,837 units projected under the natural increase scenario. In order to determine whether the existing supply of residential land meets projected dwelling type and tenure requirements as determined by the housing needs analysis, further analysis is required.

The current supply of vacant residential lots based on a review of assessment data can be combined with the number of lots contained in draft approved plans in order to determine total potential units by dwelling type:

Table 90: Residential Land Capacity by Dwelling Type

Density	Existing Vacant		Draft Approved		Total	
	Lots	Units	Lots	Units	Lots	Units
Low Density: Singles/Semis (R1, R2)	3,673	4,355	3,545	4,074	7,218	8,429
Medium – High Density: Townhouses, Low-rise and High-rise Apts (R3, R4, R5)	137	8,685 *	39	586	176	9,271

* The number of potential units derived from existing vacant lots zoned multi-residential is estimated by multiplying the total area (96.5 ha) by a net density of 90 dwelling units per ha. Maximum net densities in the existing Sudbury Secondary Plan are currently set at 90 units per ha for medium density development and 150 units per ha for high density development. With the exception of 11 lots, all the vacant medium and high density vacant lots are found within the Plan Area of the Sudbury Secondary Plan.

Source: Development Services Section, City of Greater Sudbury; Regional Assessment 2003.

Both of these components could potentially supply more than 8,400 low density units and over 9,200 medium to high density units based on a net density of 90 units per hectare for multi-unit development.

Of the 4,837 units required under the medium, natural increase scenario, 40% or 1,935 units would be targeted to medium and high density development based on the housing needs analysis. The remaining 60% (2,902 units) would be targeted to single and semi-detached dwellings. Both of these targets can be accommodated given the analysis of residential land capacity above.

In the high, in-migration scenario, a total of 12,256 units are required over the 20-year projection period. The housing needs analysis calls for 50% medium and high density development, equivalent to 6,128 units. The remainder is again targeted towards singles and semis. As with the medium growth scenario, the supply of residential land and the new units these lands could potentially yield exceeds projected demand.

8.6 Demolitions and Conversions

In the nine years from 1995 to 2003, there were a total of 23 permits representing the demolition of 94 rental units in Greater Sudbury. This peaked in 1998 with 39 units. However, during this time period, some 125 rental units were created through conversions in owned, mostly older, dwellings. Conversion activity was high in the early years with 92 units in 1995 and 1996 (for a time in the early 1990's, conversions were allowed as-of-right in Ontario), but have subsequently levelled off. Since 1997 demolitions have exceeded conversions to rental (based on those owners acquiring a building permit – illegal conversions may add some additional rental units).

Table 91: Summary of Demolitions and Conversions: Regional Municipality of Sudbury 1995-2000 City of Greater Sudbury 2001-2003

Year	Number of Rental Housing Demolitions		Number of Conversions of Ownership units to Rental Units*	
	Permits	Units	Permits	Units
1995	0	0	34	40
1996	2	5	20	52
1997	1	3	6	6
1998	8	39	8	8
1999	0	0	2	2
2000	2	12	2	4
2001	4	17	5	5
2002	2	5	2	2
2003	4	13	6	6
Total	**23**	**94**	**85**	**125**

Source: Verification Reports 1995-2003; Building Services Section, City of Greater Sudbury.

Note: * Does not include rental units created without a building permit (e.g., illegal basement apartments or other secondary suites).

Much of the demolition and conversion activity is taking place in the former City of Sudbury. From 1995 to 2003, there were 94 units demolished in this area, representing 87% of activity. Capreol (7), Nickel Centre (3) and Valley East (2) also saw rental units removed. Sudbury recorded 54 new rentals created through conversion, representing 46% of units. Conversion, however, was generally more widespread as Walden (22), Valley East (18), Nickel Centre (15), Rayside-Balfour (8), Onaping Falls (7), and Capreol (1) also saw new units created through this approach.

Table 92: Summary of Demolitions and Conversions by Area (1995-2003)

Area	Number of Rental Housing Demolitions		Number of Conversions of Ownership units to Rental Units*	
	Permits	Units	Permits	Units
Capreol	1	7	1	1
Nickel Centre	1	3	14	15
Onaping Falls	0	0	6	7
Rayside-Balfour	0	0	8	8
Sudbury	20	82	39	54
Valley East	1	2	14	18
Walden	0	0	3	22
New Townships	0	0	0	0
Total	**23**	**94**	**85**	**125**

Source: Verification Reports 1995-2003; Building Services Section, City of Greater Sudbury.

Note: * Does not include rental units created without a building permit (e.g., illegal basement apartments or other secondary suites).

8.7 Summary of City's Ability to Meet Housing Projections

Sufficient Supply of Designated and Draft Approved Plans to Meet Projected Housing Requirements

Total residential capacity in residentially designated lands in the Official Plan stands at 14,472 units. Another 4,660 units in draft approved plans of subdivision would bring total capacity to approximately 19,000 units. In broad terms, this is sufficient to accommodate the 12,256 units in the in-migration (high) scenario, and more than adequate to deal with the 4,837 units in the natural (medium) increase projection.

Designated and Draft Approved Plans Meet Type and Tenure Projections Under Medium Scenario

Of the 4,837 units required in the natural increase (medium) scenario, 40% (or 1,935 units) would be targeted to medium and high density development. As shown in Table 90, draft approved and designated lands could provide up to an estimated 9,271 medium and high density units, more than sufficient to accommodate the 1,935 units in the target. The 8,429 draft approved and designated single and semi detached lots are more than sufficient to accommodate the 2,902 unit target for lower density housing.

Designated and Draft Approved Plans Meet Type and Tenure Projections Under High Scenario

In the high, in-migration scenario, the target calls for 50% medium and high density development of 6,128 units. As noted above, draft approved and designated lands could provide up to 9,271 units based on typical densities on draft approved sites. This would be sufficient to meet projected targets. With respect to single and semi detached units, the target of 6,128 could be met through both draft approved lots and designated lands (8,429 units).

Average Annual Rental Demolitions and Conversions Exceed New Rental Construction

In the nine years from 1995 to 2003, there were a total of 23 permits representing the demolition of 94 rental units in Greater Sudbury. This peaked in 1998 with 39 units. Conversely, an additional 125 rental units were created through conversions of owner occupied homes to rental apartments. Conversion activity was high in the early 1990's, with 92 units in 1995 and 1996, but has subsequently levelled off.

9 SUPPORTIVE HOUSING NEEDS

The following sections discuss various supportive housing issues facing the City of Greater Sudbury residents. Findings are based on survey responses obtained from various organizations throughout the City of Greater Sudbury, as well as relevant studies and reports. A copy of the survey is provided in Appendix 13 and list of key sources/representative is provided in Appendix 14.

9.1 Emergency and Transitional Housing

A number of factors can contribute to the need for emergency or temporary housing in a community. 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 can place families and individuals in need of emergency or temporary accommodation until more stable housing is secured.

While the above factors can all contribute to the need for emergency or transitional housing accommodation, observers in most communities, including the City of Greater Sudbury, agree that by far the greatest contributing factor to the need for such accommodation is the lack of permanent affordable housing. The lack of permanent affordable housing leaves a great many families and individuals at serious risk of homelessness, often one paycheque away from being out on the streets. In fact, a study by Marybeth Shinn, Professor of Psychology at New York University, concluded that "*subsidized housing is both necessary and sufficient to "cure" homelessness for families"*.[1]

In addition, transitional housing plays a key role in the housing market, especially in providing an important option for homeless individuals. Transitional housing provides an opportunity for individuals living in emergency shelters or other homeless and at-risk situations to move to a supported environment where they can achieve stability in their lives and eventually move on to permanent housing that meets their needs. In essence, transitional housing can be seen as the mid point between shelters and permanent housing.

Aside for dwelling units, key references also indicated that these persons require day to day support services. These support services may include, life skills training, budget management as well as counselling services.

Below we examine the need for emergency and transitional accommodation throughout the City of Greater Sudbury and the programs, services and facilities available to help meet these needs. Numerous representatives from local agencies commented that the

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[1] CHRA Workshop 7, *Is Housing the Cure for Homelessness?: Families and Individuals with Psychiatric Disabilities, April 11, 2003*

need for such services has grown in recent years, corresponding closely to the decline in funding for expanding the supply of permanent affordable housing and the cancellation of most of the social housing supply programs in the early 1990s. Other factors such as reductions in social assistance levels, tightening of eligibility regulations for such assistance, freezing of minimum wage for almost a decade, and the growing incidence of domestic violence and mental illness have also contributed to this situation.

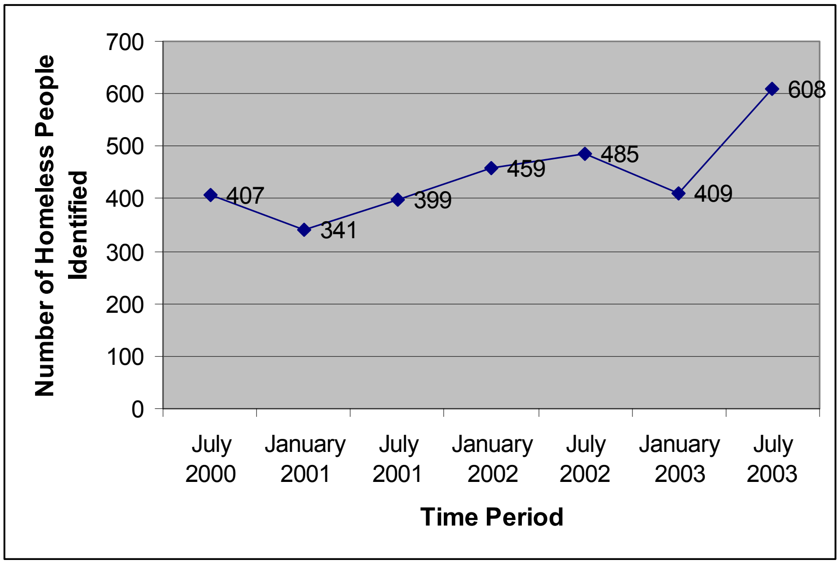
9.1.1 Profile of the City of Greater Sudbury Homeless Population

The City of Greater Sudbury commissioned a series of seven studies/reports profiling the City's homeless population over a three year period. The main purpose of the three year study was to identify and track changes in homelessness from July 2000 to July 2003. The data was collected over a one week period. This was done in order to increase the comparability of the results. For the concluding study, data was collected from July 23 to July 29, 2003. The key findings from the concluding study, "Time 7: Report on Homelessness in Sudbury – Comparison of Findings July 2000 to July 2003" is provided below.

Count of Homeless People

As shown below, a total number of 608 people used emergency shelters, social service agencies, and other services supporting the homeless population during a week in July 2003. This is up from 407 the same week in July 2000, representing an increase of 201 persons or 49.4%.

Figure 26: Number of Verified Unduplicated Cases of Homeless People Identified in the Time 1 to Time 7 Studies



Source: Time 7: Report on Homelessness in Sudbury – Comparison of Findings July 2000 to July 2003

Number of Absolutely Homeless Persons

The studies refer to "absolutely homeless" as those who do not have a place to live. A higher number of absolutely homeless persons were noted in the studies conducted in July compared with the studies in January. The concluding study found that over a third (39%) of the homeless people identified by the participating agencies were absolutely homeless.

In terms of gender, the concluding study found that about a third of those without any housing were women, comparable with prior studies. As well, the vast majority of the total absolutely homeless sample were single/unattached individuals in all study periods. The proportion of children (aged 12 and under) appeared to increase in the concluding study. The proportion of children rose to 12% in the concluding study, up from 10% in prior periods. All studies found that close to half of the absolutely homeless (42% in Time 5, 49% in Time 7, 48% in Time 6, 50% in Time 4, and 52% in Time 3) had no source of income.

The major causes of homelessness were attributed to a combination of: unemployment, lack of access to social assistance, poverty and lack of affordable housing. These structural or systemic issues accounted for 44% of the reasons given by people who were absolutely homeless in the concluding study. Other issues include substance abuse, transience or relocation. The main differences between men and women in the concluding study were due to the slightly greater proportion of men citing unemployment (26% of men vs. 19% of women) and the substantially larger proportion of women mentioning family problems, domestic violence, and divorce (21% of women vs. 9% of men). There were no other striking gender differences in the reasons given for absolute homelessness.

Recommendations

The concluding study identified a total of 46 recommendations as they relate to: shelters, services, migration, violence and abuse, cultural issues, racism, and social exclusion, people with mental illness, income security, public education, food security, collecting local information on homelessness on an ongoing basis, addressing the lack of affordable housing and developing long-term strategies for addressing homelessness. Some of these recommendations include:

- Increase funding for shelters and beds for homeless people
- Extend the length of time that clients may stay in shelters
- Examine how services can be made more responsive to the needs of adolescents
- Provide funding supports that assist people being released from incarceration
- Provide sufficient funding to agencies serving homeless people to ensure that adequate staffing is available
- Take steps to address racism as a cause of homelessness to ensure that Aboriginal people can obtain rental housing and gain access to services
- Provide more community-based services to people with mental illness in order to prevent periodic or chronic homelessness
- Develop new public housing initiatives (i.e. the creation of subsidized housing units)
- Increase the Ontario Works shelter allowance
- Develop policies to prevent evictions from private and public housing
- Provide more supportive housing services in order to reduce the risk of repeated or chronic homelessness

9.1.2 City of Greater Sudbury Community Development & Social Policy Division: Shelters & Homelessness Initiatives Summary

Representatives suggested that the lack of affordable housing within a person's financial means is a critical issue throughout the City of Greater Sudbury. Most clients in receipt of social assistance, pensions, or who earn minimum wage or just above are not able to find apartments within their means. As a result they frequently face homelessness, couch surf or live in less than desirable housing. Many of the apartments that are affordable to low income persons are in areas where the drug and sex trades are prevalent and are not safe, particularly for children.

One of the key contributors of homelessness is stagnation in the amount of social assistance since the mid 1990s. While social assistance rates were reduced in 1995 by 21%, the cost of living has continued to rise. Social assistance shelter allowance rates are much less than market rent. It was also revealed that, on average, market rents in the community for one bedroom apartments are $556. The rent allowance for a single person is $325 out of a maximum total budget of $520 while the ODSP maximum shelter allowance is $425. Lack of affordable market units and social housing units throughout the City lead individuals and families to live in housing that is less than desirable. This is even more of an issue when a person who is trying to rehabilitate from drugs and alcohol must live in an area where there is known drug and alcohol abuse.

Discrimination was mentioned by some as an issue in the City. City staff report that some persons are discriminated against due to racial background, income source, and sole support parents by landlords. Shelters report that landlords do not like to rent to persons who appear to have aboriginal background, persons in receipt of social assistance or sole support persons with children. If the sole support person has more than two children, the lone parent experiences even more difficulty in finding adequate housing within their financial means. Situations have been cited where one of these client groups is told that the apartment/ housing unit has already been rented and later when another person comes to check on the apartment/housing unit, it is still available for rent. However, it has not been documented how the person has presented themselves, nor have other circumstances around that situation been noted.

Shelters also report that the mentally ill and the developmentally handicapped have difficulties finding adequate housing within their financial means, which has resulted in a number of these individuals being homeless. It would appear that there are not adequate supports within the community to assist persons who have these challenges.

One of the major issues in the City is the fact that motels are utilized to house couples and families who require emergency shelter. Representatives also indicated that this approach is inadequate, especially for households with children, and that dedicated shelter beds should be provided to address the needs of this target group.

In terms of solutions, it was suggested that an increase in the number of subsidized rental units throughout the City. As well, an increase in the number of transitional and supportive housing facilities is also needed. Tenancies frequently break down because the individual either has not had supports that they need to assist them during a crisis/temporary situation or he/she may have not yet developed life skills to live on their own. In some special needs cases individuals may never be able to progress to independent living situations.

For the short term, an increase in the number of dedicated shelter beds and associated supports for couples and families are required. While these are the ideal solutions, it was noted that the resources within the community are limited. As a result, the Community Development and Social Policy Division of the Health and Social Services Department within the City of Greater Sudbury, is developing a community strategy to ensure that the resources are utilized to the greatest of their potential.

9.1.3 Elizabeth Fry Society

The Elizabeth Fry Society (EFS) located in the former City of Sudbury provides assistance to adolescent and adult women who are, have been, or are at risk of becoming in conflict with the law. This organization has been in operation since 1972 (32 years) and provides three primary support and residential services to clients as detailed below.

The Elizabeth Fry Transition House Residential Program:

- Transitional and Emergency Shelter services
- Residential Outreach services

The Ongoing Support and Volunteer Services Program:

- General Counselling and Support
- Court Support
- Jail Visitation and Release Planning
- Emergency Food assistance

The EMPOWER Education Making Positive Outcomes Within Everyone's Reach:

- Group Life Skills Programming
- Support groups
- Public Education on crime prevention issues

Representatives from the EFS provided additional information on the residential services aspect of the program. EFS operates a transitional and emergency shelter for women in conflict with the law, those at risk, and homeless women sixteen years and older (with a focus of 19 years and over pursuant to a protocol with a local female youth shelter). They also noted that EFS has undergone several changes and expansions to the residential program since opening in September 2001. A summary is provided in the following Table. As shown, for the most part, EFS has provided two shelter beds (three since April) with a maximum two week period of stay. As well, they also provided a total of five transitional beds from September 2001 to March 2003 and nine beds from April 2003 to present. Clients were able to occupy these units for a maximum of three months in the past, but only two months at present time. These representatives also indicated that when shelters were at full capacity, adult women are often referred to motels. A key drawback was identified as the lack of a shelter for families.

Table 93: Number of Beds and Length of Stay Summary for the Elizabeth Fry Society

Time Period	Emergency		Transitional		Total Beds
	Number of Beds	Length of Stay	Number of Beds	Length of Stay	
Sept – Dec 2001	2	Maximum 2 Week Stay	5	Maximum 3 Month Stay	**7**
Jan – Dec 2002	2		5		**7**
Jan – Mar 2003	2		5		**7**
April – Dec 2003	2		7		**9**
Jan – March 2004	2		7		**9**
April – present 2004	3		7	Maximum 2 Month Stay	**10**

Source: Elizabeth Fry Society, October 2004

The following table shows total residential statistics (shelter and transitional) at the Elizabeth Fry Society. As shown, usage has increased tremendously over the past three years. The number of women increased from 43 in 2001, to 174 in 2002 to 223 in 2003. As well, the number of nights spent at the shelters increased from 607 in 2001, to 2,608 in 2002 to 2,637 in 2003.

This increase is most likely due to the emerging need in Sudbury as well as the recognition of EFS throughout the area. Findings show that the majority of these women were 19 years of age and older. The following statistics only represent a cumulative total of the number of women in the shelter each month, therefore some women are counted more than once if they resided at the house over a three month period. The Elizabeth Fry Society did not charge clients for using residential services. The organization obtains funding through various homelessness initiatives.

Table 94: Residential Service Usage at the Elizabeth Fry Society

Year	Number of Women	Number of Nights
2001	43	607
2002	174	2,608
2003	223	2,637

Source: Elizabeth Fry Society, October 2004

A snap shot of the women who resided at the residence during the period between January 2002 and December 2002 revealed the following issues and needs:

- 100% were homeless
- 50% were involved in the criminal justice at the time of residence
- 55% had been previously incarcerated
- 51% had been involved in prostitution
- 71% had addictions (alcohol and non-prescription drugs)
- 78% had suffered some form of abuse
- 42% were native
- 49% were afflicted with mental illness

At the same time, information on ages were also available for a total of 69 clients:

- 16-18 - 14%
- 19-25 - 19%
- 26-30 - 17%
- 31-40 - 29%
- 41 and over - 20%

Based on marital status, the following results were obtained:

- Married - 7%
- Single - 71%
- Divorced - 12%
- Separated - 10%
- As well, some 52% of these women were with children

The following is a list of income sources for these homeless women:

- Ontario Works - 50%
- Wages - 7%
- Disability Pension - 22%

- No source of income - 28%

Representatives from EFS identified the lack of affordable housing, low vacancy rates and the inadequacy of rent geared to income units as the main housing issues facing low income and homeless persons throughout the area. As well, persons on Ontario Works, Ontario Disability recipients (ODSP), First Nations persons, single mothers and families with young children and larger families were identified as the those who are most affected by the lack of affordable, safe and suitable housing.

Representatives from EFS also identified the following key challenges faced these groups when trying to secure affordable, adequate housing including. These include:

- Discrimination – It was suggested that landlords do not want to rent to lower income individuals, especially those on social assistance

- Inadequate Ontario Works rates – The allowable rental portion of social assistance is considerably lower than the average market rent cost

- Poverty prevents lower income and homeless persons from being able to provide first and last months rent to a prospective landlord

- Lengthy waits to get into rent geared to income units

The following ideas were provided in terms of recommended actions or strategies that the City of Greater Sudbury CGS, private sector or others could put in place to address the housing needs of its residents:

- The implementation of more rent geared to income housing

- Addressing systemic issues of low social assistance rates

- Sensitization of landlords to issues of poverty in our community and the realities of low income families

- The provision of a homeless shelter for families and provide supportive services that practice homelessness prevention

9.1.4 Other Emergency and Transitional Housing Providers

The following sections provide a brief summary of various other housing providers throughout the City of Greater Sudbury. Detailed information on waiting lists and client statistics were unavailable during the compilation of this report.

9.1.4.1 *YWCA – Genevra House*

The YWCA first opened its doors in 1952, when a number of concerned citizens formed a Rooms Registry Committee to provide safe housing for girls and women in Sudbury. Since its inception (1958 to 1974) the YWCA rooms and apartments at 122-4 Larch were home to students in teaching, nursing and business courses, working women, travellers, young women needing guidance and women and their children in emergency situations. Over time, however, as other facilities for women became available, the YW residence was increasingly utilized by abused women and their children looking for a safe refuge.

In 1983, the YWCA of Sudbury was successful in acquiring the funding for an emergency housing facility at 224 Elm Street. This complex operates as Genevra House, a women's emergency shelter for those experiencing spousal violence, providing a safe environment for women and their children. The YWCA also recently opened a shelter for women on St. Raphael Street in the former City of Sudbury.

In addition, the YWCA also operates Brookwood Apartments. Brookwood is a ten unit apartment complex located in the City of Greater Sudbury's residential community and provides a non-profit housing complex for women leaving abusive relationships. These units provide permanent housing for women with the goal of providing a safe place for women returning to an empowered pattern of living. Rents for these units are subsidized through the City of Greater Sudbury.

9.1.4.2 *Inner Sight Educational Homes Inc.*

Located in the former City of Sudbury, Inner Sight Educational homes serves young men ages 16 to 19. Their main purpose is to provide emergency beds for the homeless and transitional beds for those who are enrolled in an educational program. Programs include counselling for substance abuse and life skills training.

9.1.4.3 *Salvation Army Hostel*

The Salvation Army operates an emergency shelter for homeless men ages 16 and over. The Salvation Army is an international Christian church. Its message is based on the Bible, its ministry is motivated by love for God and the needs of humanity. The City of Greater Sudbury, "Time 7: Report on Homelessness in Sudbury – Comparison of Findings July 2000 to July 2003", provided a count of absolutely homeless men as identified in the report for the seven one week study periods. As shown, the number of identified homeless people have increased in recent years as shown below.

July 2000	Jan. 2001	July 2001	Jan. 2002	July 2002	Jan. 2003	July 2003
79	27	112	132	35	121	219

9.1.4.4 Canadian Red Cross, Housing Registry and Rent Bank Program

The Canadian Red Cross maintains a housing registry of available housing opportunities and a rent bank emergency assistance program to help clients remain in their homes or secure new accommodations.

9.1.4.5 Elgin Street Mission

The Elgin Street mission is a daytime and evening drop-in centre providing support services, including food, shelter and community service agency referrals. In the City of Greater Sudbury, "Time 7: Report on Homelessness in Sudbury – Comparison of Findings July 2000 to July 2003", Elgin Street Mission identified a total of 154 absolutely homeless persons in the City of Greater Sudbury in during the July 2003, one week study period. This figure is up from previous year findings as shown below.

July 2000	Jan. 2001	July 2001	Jan. 2002	July 2002	Jan. 2003	July 2003
103	50	105	48	87	48	154

9.1.4.6 Corner Clinic (Centre de Santé Communautaire de Sudbury)

The main purpose of this organization to develop and enhance primary health care services for homeless and hard to serve people in the City of Greater Sudbury by operating a primary health care clinic. The Clinique du coin/Corner Clinic is located at the corner of Elgin and Shaughnessey Streets.

9.1.4.7 The Samaritan Centre du Samaritain

The Samaritan Centre du Samaritain is currently under construction in cooperation with the City and downtown merchants. This establishment is a 16,000 square foot, $2 million, two-storey facility on the former site of the soup kitchen in close proximity to Tom Davies Square.

The City has played an instrumental role in the conception of this organization. It has provided funding, donated the property and has also facilitated the working group partners. In addition, the Northern Ontario Heritage Fund Corporation also provided funding of $800,000. A community fundraising campaign was also successful in raising funds.

Occupants will have access to New Hope Outreach Services, a partnership of the Elgin Street Mission, the Catholic Charities Soup Kitchen, the I Believe Network and the Victorian Order of Nurses. Services offered at the new centre will include a soup kitchen, a drop-in mission, a support program to help people re-establish themselves in the community and a health centre.

9.1.5 Transitional Housing

As noted earlier, transitional housing can be seen as a stepping stone for individuals living in emergency shelters or other homeless and at-risk situations to move to a more stable housing environment. The Northern Regional Recovery Continuum can be categorized as a transitional housing provider. Findings from this agency are summarized below.

9.1.5.1 Northern Regional Recovery Continuum

The Northern Regional Recovery Continuum (NRRC) operates two sites, Lakeside Centre and Robins Hill After Care Services. The organization has been in operation for over 29 years (since 1974). The main client group is chemically dependent women aged 16 and over at the Lakeside site and women aged 18 and over at the Robins Hills site. In total, this organization provides a 12 bed facility for detoxification and counselling services and 8 transitional units for women. In addition to residential services, NRRC also provides individual and group counselling, life skills planning and budget counselling.

Actual data was not available for the number of clients at the treatment facilities. It was suggested that, on average, women are allowed to use the facility for a maximum of 4 weeks for treatment.

The following Table shows the transitional housing unit usage among NRRC clients. As shown, the number of women totalled 21 in 2000, 27 in 2001, 23 in 2002 and 17 in 2003. It was indicated that clients are allowed to use these facilities for a maximum of eight months. Most remain in these units for four to eight months. All units are rent geared to income.

Table 95:Transitional Housing Units usage among NRRC Clients

Year	Number of women	Number of Youth (16 to 29)
2000	21	7
2001	27	5
2002	23	8
2003	17	8

Source: NRRC, October 2004

The following is a brief client demographic characteristic profile for 2003.

Age:
- 16 to 24 – 21%
- 25 to 34 – 25%
- 35 to 54 – 53%
- 55 to 64 – 1%

Income Source

- ODSP – 9%
- Ontario Works – 45%
- Other Insurance – 9%
- None – 36%

9.2 Other Forms of Supportive Housing

There are many individuals across the City of Greater Sudbury for whom a suitable place to live involves not only affordable and secure accommodation, but also an important range of support services to address unique personal needs and conditions. The response of the community to these needs has been the creation of a range of supportive housing facilities and services. Supportive housing can be defined as the integration of housing and support services for individuals who require specific services to maintain their housing and well-being. The supportive housing and services being provided in the City is being delivered to four main groups – persons with mental illness, persons with physical disabilities and mobility impairments, persons with developmental delays and persons living with HIV/AIDS.

Below we outline the housing needs of these individuals and the range of responses developed by local agencies to try and address these needs. This information was obtained from interviews with various representatives and service providers throughout the City of Greater Sudbury.

9.2.1 Housing for Persons with Mental Illness

Housing for persons with severe mental illness is a complex subject. There are many types and degrees of mental illness and varying abilities of individuals to live independently. Some of the typical disorders of these individuals can include schizophrenia, mood disorders, organic brain syndrome, acquired brain injuries, paranoia, personality disorders, dual diagnosis, and so on. Each requires varying forms and degrees of support to enable individuals to function on a day-to-day basis. These conditions often leave such individuals facing poverty, discrimination and complex social issues which give rise to serious difficulty securing appropriate housing.

In past years, persons with severe mental illness were sheltered and supported at various institutions. With the growing trend towards de-institutionalization, however, many de-institutionalized individuals are expected to find suitable housing and support services within the greater community. A summary of findings is provided below.

9.2.1.1 Canadian Mental Health Association (CMHA), Sudbury Branch

In total, the CMHA provides some 137 permanent housing units for persons with serious mental illness issues. Among these units, the CMHA owns and operates a 24 unit apartment complex as well as various rent geared to income units through partnerships with non profits, coops and public housing throughout the City of Greater Sudbury. CMHA representatives also indicated that the CMHA has also entered into partnerships with private landlords for scattered housing units under the Homelessness Initiatives Program throughout the Greater City of Sudbury, Espanola & Manitoulin districts and Chapleau. CMHA directly subsidizes a portion of the tenant's rental cost directly to the landlord.

The Sudbury branch has been in operation since 1985 and has provided various services to clients with serious mental illness. These services are detailed below.

1) **Housing Outreach Services** – The CMHA provides services to community clients, assistance with immediate housing issues and apartment viewing. As well, they also assist with consultation with landowners/agencies, education, advocacy and referrals.

2) **Housing Case Management Support Services** – The CMHA also provides supportive counselling, advocacy, life skills teaching, goal planning, referrals, advocacy and crisis intervention.

3) **Other Services -** Other services include: rehabilitation and enrichment services, vocation and employment, mental health court outreach, warm line pre-crisis telephone support line, mental health resource library and public education services.

Representatives from the CMHA indicated that a total of 104 clients were housed in 2003. As well, a total of 302 clients were assisted with various other housing and supportive issues in 2003. The CMHA did not maintain waiting lists prior to 2003. Only waiting list data at present was available at time of data collection for this study. The following is a summary of waiting list data for various CMHA units:

- 15 clients on the Rent Supplement Program list,
- 4 clients on the Housing Case Management list,
- 12 clients on the Supportive Housing waiting list,
- 12 clients on the Rent Geared to Income waiting list,
- 3 clients on the internal transfer list, and
- 1 client on the shared home list.

Units are all rent-geared-to-income while some require additional payments for utilities. The CMHA assists with utility payments in some cases to absorb some costs under the rent supplement program.

Representatives also indicated that a lack of homeless shelters for women and families is among the main priorities in the City. As well, it was indicated that the affordable housing that is available through private landlords is substandard. It was suggested that actions should be taken against landlords who provide substandard housing. It was indicated that many landlords get away with these types of units because those who rent these types of units are unable to afford the costs associated with making an application to the Ontario Rental Housing Tribunal to enforce their tenant rights.

9.2.2 Housing for Persons with Physical Disabilities and Mobility Impairments

Housing for persons with disabilities is increasingly becoming an important issue throughout Canada. A recent study conducted by Statistics Canada through the Participation and Activity Limitations Survey (PALS), identified close to 3.5 million persons over the age of 15 with some form of physical disability in Canada. This represents close to one in eight Canadians or just over 10% of the entire population. In Ontario, the situation is a bit more serious, with one in seven persons, or 13.5% of the Provincial population, possessing some form of disability.

The report also finds that, of Ontarians aged 15-64, some 3% have hearing disabilities, 3% have visual disabilities, 8% have mobility impairments and 7% have agility impairments. In terms of severity of the disability, some 32.8% of Ontario's disabled population possess a mild disability, 24.4% possess a moderate disability, 28.1% possess a severe, and 14.7% possess a very severe disability. In addition, the rate of disability is directly linked to age, where 3.3% of children aged 0-14, 9.9% of people aged 15-64 and 40.5% of seniors aged 65 and over possess some form of disability.

These figures suggest that the City of Greater Sudbury and developers need to take into account the need for modified units in the creation of new dwellings.

The City of Greater Sudbury Accessibility Plan identifies about 18,000 people in the City of Greater Sudbury with a long-term disability, of which about 900 are children and 8,000 Seniors 65+. The statistics also show that about 2,000 children are considered 'at risk' for physical disabilities, compounded by the fact that our seniors population is the fastest growing segment of our demographics.

Applying the Canadian disability ratios to the 2001 census results for the City of Greater Sudbury derived from the Participation and Activity Limitation Survey (PALS) 2001, the following Table shows the approximate number of persons with disabilities in the City of Greater Sudbury. Using this ratio it can be estimated that there were about 20,077 citizens have a disability of a permanent nature. This represents about 13% of Greater Sudbury's total population. According to Statistics Canada, it is estimated that in two decades 20% of the population will have disabilities.

Table 96: Summary of Disabled Persons by age Group in the City of Greater Sudbury

Age Groups	2001	Number persons with a Disability*	% with Disability
0-14	28,375	936	3.3%
15-64	105,360	10,431	9.9%
65+	21,505	8,710	40.5%
Total	**155,240**	**20,077**	**12.9%**

Source: 2001 census results Statistics Canada (Excerpted from the City of Greater Sudbury Accessibility Plan 2003)

*Note: Number with disability calculated by applying the national ratio to the local population

An analysis of the City of Greater Sudbury Social housing portfolio reveals a total of 123 modified units throughout the area as shown in the following Table. A shown, the majority of these units are located in the former City. Some 64.2% are located in the City, followed by 23.6% in Chelmsford. The remainder, some 12.2%, are dispersed throughout the area as shown below.

Table 97: Location of Modified Social Housing Units

	1Br	2Br	3Br	Total Units	% of Total
Former City of Sudbury	46	23	10	79	64.2
Chelmsford	13	13	3	29	23.6
Azilda	4	1	0	5	4.1
Hanmer	0	3	0	3	2.4
Val Caron	1	1	1	3	2.4
Garson	0	1	1	2	1.6
Lively	1	0	0	1	0.8
Dowling	1	0	0	1	0.8
Total	**66**	**42**	**15**	**123**	**100.0**

Source: City of Greater Sudbury

There are various issues that surround housing providers who provide shelter to persons with physical disabilities and mobility impairments. One of the main issues facing housing providers is the notion of accessibility. Housing for persons with physical and mobility impairments must take into account numerous housing design criteria when providing housing for clients.

The City of Greater Sudbury Accessibility Plan suggests that new housing construction throughout the City of Greater Sudbury should strongly focus on providing a sizeable proportion of accessible units for the frail and elderly and persons with mobility impairments. It is important to note, however, that the needs of the disabled are not generic and further study is required in order to better quantify the issues and the needs.

9.2.2.1 Independence Centre and Network (ICAN)

Located in the former City of Sudbury, ICAN operates various programs to serve people with physical disabilities in the Greater Sudbury region. ICAN's largest program is its on-site supportive housing program which accommodates up to 20 clients on a full time basis, and up to 4 other clients in its respite area.

Representatives from ICAN indicated that the agency operates a total of 24 permanent apartment units for families and individuals with physical disabilities. RGI rent supplements are offered to clients who are in most need. At the present time, ICAN operates a total of 4 market rent units. All units are either RGI or market rent. One of the primarily concerns is the lack of increase to ICAN's maintenance budget in the last 5 years. This has added pressure with rising utility and insurance costs.

Recently, ICAN conducted several focus groups and other research from its client base. These focus groups revealed numerous key trends that have formed the foundation of ICAN's mission with future funding for housing. Representatives indicated that client turnover has increased over the past couple of years, which has meant that clients are becoming more independent and moving out into accessible units within the community while accessing ICAN's Outreach or scattered supportive housing services. One of the most urgent issues with this is the fact that some apartments, while designated as accessible, are not truly accessible to persons with disabilities. Depending on the level of disability, clients require units that are better designed for access and movement such as roll-in showers, larger space to accommodate the turning radius of an electric wheelchair, lowered counter tops and lever handle doors.

Representatives point out that Sudbury's Official Plan does not contain standards for the proper creation and design of truly accessible units and that efforts are needed to include this component in the Plan. Representatives from ICAN indicated that changes to the Official Plan to create barrier free housing would move Greater Sudbury into the forefront in this field. Representatives indicated that all of ICAN's clients are in need of affordable one-bedroom units. Therefore mandates should focus on the creation or designation of accessible, barrier free one-bedroom units.

Residential data was not available prior to 2002. In total, some 68 persons in 2002 and 77 persons in 2003 used ICAN residences over the past two years. The need for such units appears to be rising throughout the area. In addition, waiting list numbers also appear to be increasing.

Representatives suggested that waiting lists have grown from 11 persons in 2002 to 13 persons in 2003. At the present time (January 2004), there are a total of 16 clients on the waiting list. This has been attributed to longer resident stays at ICAN residences due to a lack of appropriate and affordable units throughout Greater Sudbury. Representatives reiterated that there are numerous clients who are prepared and able to move out of ICAN's residential units, but they are unable due to a lack of accessible housing in Greater Sudbury. Therefore, the lack of accessible housing stock to meet the demand precludes some clients from the ability to live independently in the community.

9.2.2.2 Independent Living Resource Centre (ILRC)

The ILRC acts with Laurentian University to provide accessible units for out of town students. Representatives from ILRC indicated that the majority of students live off campus and require affordable housing and ILRC's role is to provide accommodations for disabled students. Located in the former City of Sudbury, ILRC has been in operation since 1989. No data was available at the time of completing this survey. However, they also indicated that the lack of accessible housing units throughout the City of Greater Sudbury is a major issue facing students as well as local residents with mobility impairments. It was suggested that there is a lack of accessible units mainly because of the age of the buildings.

In addition, it was suggested that measures should be put in to place to increase the supply of accessible units throughout the City of Greater Sudbury. It was suggested that various levels of Governments should provide renovation capital costs to owners as well as well as negotiate long term leases for accessible units. The federal RRAP Program may be a suitable source of funding support to help achieve this objective.

9.2.3 Housing for Persons with Developmental Delays

Individuals with developmental delays face major obstacles in finding and maintaining affordable housing throughout the City of Greater Sudbury. Local area representatives indicated that the lack of specialized housing for these individuals has placed a great deal of strain on local housing providers and support agencies throughout the region. The City identified two housing and service providers in the City of Greater Sudbury. A summary of findings from L'Arche is provided below. The Greater Sudbury Association for Community Living (GSACL) is the other key housing provider of people with developmental delays, however, detailed waiting list information was not available from GSACL.

9.2.3.1 L'Arche Sudbury

L'Arche is an international network of faith-based communities creating homes and day programs with people who have developmental disabilities. Founded in 1964, L'Arche is a charitable non-profit organization dedicated to the service of persons who are developmentally challenged. Sudbury contains a total of three homes, servicing 14 core members and also contains a total of 21 assistants who help with day to day activities. The Sudbury residential program commenced in 1982 and has since grown to include three homes, Emmaus House, Bethany House and Galilee House. The programs provide clients with opportunities to secure meaningful employment, job training and coaching.

9.2.4 Housing for Persons with HIV/AIDS

There are two main service providers in The City of Greater Sudbury involved in supportive housing services for this population –Maison "La Paix" and Access Aids Network. Access Aids does not directly provide housing and did not complete the SHS survey. As a result, only findings from Maison "La Paix" are provided below.

9.2.4.1 Maison "La Paix" (MLP)

Located in the former City of Sudbury, MLP, the HIV/AIDS Support of Sudbury was first founded in 1988. On December 1st 1996, it officially opened Maison "La Paix", the only supportive housing program in Northern Ontario for people living with HIV/AIDS (PHAs).

At present, MLP can accommodate four PHAs, both male and female, in both official languages. In addition to residential services, the organization also provides 24-hour attendant care, professional health services, support services and palliative care as well as the administration of medication to their clients.

The following Table shows residential usage statistics since 2000. It was suggested that the beds were often at capacity at any given time. At present, there are a total of two persons on the waiting list for supportive care.

Table 98: Maison La Paix Residential Service Usage, 2000-2003

Year	Total Number of Clients	Number of Women	Number of Men	Number of Youth (16 to 29 years)
2000	**7**	3	4	-
2001	**7**	2	5	-
2002	**7**	1	5	1
2003	**7**	-	6	1

Source: Maison La Paix, October 2004

Clients are allowed to use the facility for as long as they require supportive housing. Residents are usually referred by the HAVEN, the HIV Clinic at the Sudbury Regional Hospital or by Access AIDS Network. In most cases, their stay at MLP has lasted between one month and 52 months, with an average stay of 8 to 12 months. Ages range from 17 to 55, with an average of 40 to 50 years of age. In addition, their level of educational attainment tends to be minimal. The majority have suffered from sexual and/or physical abuse in their youth and many suffer from substance abuse issues (drugs and/or alcohol addiction). It was also suggested that most of the clients were homeless prior to using MLP residential services.

Costs for residential services total $500 per month for room and board, which covers all other services. All residents obtain Ontario Disability Support Program (ODSP) assistance and receive $708 per month. Any clients who are new to the province receive Ontario Works assistance at the monthly rate of $407 until they are eligible for ODSP.

Since the agency often functions at full capacity, it can be noted that some within the community have no place to turn to fulfill their needs. As a result, efforts should be made to try and increase funding to these types of organizations throughout the City of Greater Sudbury. In addition to the provision of more beds, funding should also be made available to patients' palliative care needs in terms of proper staffing and mediation.

9.2.5 Housing Services for Persons with Alcohol and Chemical Addictions

There are two main residential treatment facilities for alcohol and drug addictions in the City of Greater Sudbury. These are Rockhaven and the Northern Regional Recovery Continuum. Findings from Rockhaven are provided below. Information on services provided by the Northern Regional Recovery Continuum can be found in Section 9.1.5.1.

9.2.5.1 Rockhaven

Located in the former City of Sudbury, Rockhaven has been in operation since December 1968. Rockhaven provides counselling on common sense understanding of addictions where total abstinence is the client goal. Other services include daily group sessions, recreation activities and one-on-one counselling. Clients are required to attend self-help meetings in the community as well. Clients may be referred to treatment centers, mental health association, detoxification center, employment services and other such supports. In addition, this organization also provides 18 detoxification beds for men aged 16 and over. It was suggested that the majority of clients were between the ages of 35 and 54 years of age.

There were a total of 133 clients in 2002 and 115 in 2003. At any given time, there are between two and eight persons on the waiting list. Clients are allowed to use residential services for a maximum of six months. In 2003, the average length of stay was 47 days, the shortest was 2 days and the longest was 216 days. Costs for services averages $200 to $400 depending on income. Measures should be put into place to expand this residential treatment program in order to help those in need and reduce waiting lists and waiting list times. The waiting list suggests that current demands are not being met by local service providers.

9.3 Housing for Youth

The City of Sudbury Homelessness reports and various City staff have identified youth housing as a key issue throughout the City of Greater Sudbury. The main issue is the lack of affordable housing units for youth facing homelessness or those facing domestic problems.

The City of Sudbury , “Time 7: Report on Homelessness in Sudbury – Comparison of Findings July 2000 to July 2003” provided a synopsis of these issues. The concluding study revealed that a considerable proportion of the identified homeless population has been comprised of adolescents and young adults in their twenties. The studies show that teenagers have constituted between 10% and 18% of the homeless population. As well, youth in their twenties have represented between 19% and 29% percent of the homeless group.

The City of Sudbury's concluding homelessness report aptly summarizes the need by suggesting the "expansion and enhancement of services to ensure that they are sensitive to the needs of various groups of the homeless can ensure that the homeless are supported in effective ways to retain their housing (e.g. prevent evictions) or to be assisted by shelter or program staff to obtain housing." (p. 42).

In terms of youth, the study identified two main recommendations. These are:

1. Services must be made more responsive to the needs of adolescents. This is mainly because homeless youth are among those who are least well served by community agencies and most often do not have access to income support from government programs.

2. Funding is required for community-based prevention programs for youth (with a focus on family violence, abuse, sexual assault, bullying) in order to reduce youth homelessness.

At present, there are two main agencies that provide residential and counselling services to youth throughout the City of Greater Sudbury. These are, L'Association des Jeunes de la Rue and the Sudbury Action Centre for Youth.

9.3.1 Sudbury Action Centre for Youth

The Sudbury Action Centre for Youth's main mission is to offer Sudbury's youth a warm and safe place to access support and various counselling services. The centre provides employment programs, harm reduction programs and services to help reduce the spread of HIV/AIDS and hepatitis among the City of Greater Sudbury youth.

9.3.2 L'Association des Jeunes de la Rue

L'Association des Jeunes de la Rue provides housing, basic necessities, supportive counselling and referral service for female youth between the ages of 16 and 19. Its main purpose is to help youth on the street gain access to shelter and emergency services. Located in the former City of Sudbury, this organization was incorporated in 1994.

L'Association des Jeunes de la Rue operates a total of 9 short term beds and operates at capacity at any given time. The following Table shows the number of clients, number of nights spent at shelter and average length of stay over a three year period. Data was not collected prior to 2001.

As shown, the number of clients has increased from one year to the next. A 31.5% increase is noted between 2001 and 2002, and 13.2% between 2002 and 2003. Similarly, the number of shelter nights increased by 38.6% (between 2001 and 2002) and 4.5% (2002 and 2003). Average length was derived by dividing the number of shelter nights by the number of clients. As shown below, the average length of stay increased from 18.2 in 2001 to 19.2 in 2002. By 2003, the average length of stay declined to 17.7. Representatives from the agency indicated that clients are allowed to stay to a maximum of three months with possibilities for extensions under extenuating circumstances.

Table 99: L'Association des Jeunes de la Rue Shelter Statistics, 2001-2003

Year	Number of Clients	Change in Percentage from Previous Year	Number of Nights Spent by Youth	Change in Percentage from Previous Year	Average length of Stay
2001	92 (mar to dec.)	n/a	1,674	n/a	18.2
2002	121	+31.5%	2,320	+38.6%	19.2
2003	137	+13.2%	2,424	+4.5%	17.7

Source: L'Association des Jeunes de la Rue, October 2004

The provision of shelter to youth in need has become increasingly difficult. Representatives L'Association des Jeunes de la Rue indicated that the waiting lists at present total about 66 females. They also indicated that one of the key issues in the region is the lack of affordable units, especially smaller bachelor and one bedroom units.

9.4 Housing for Federal Parolees

Another group facing unique housing needs is comprised of parolees released from federal institutions and re-entering society. Parolees are released before their sentence is fully served to reintegrate into society on a gradual basis if their behaviour merits staying in a halfway house. Once they have completed their stay, they then seek to move on to more permanent accommodation.

These individuals are often marginalized because landlords are wary of renting to persons with criminal records. Accordingly, they often have a great deal of difficulty finding accommodation, mainly because they have gaps in residential history, they are stigmatized by their criminal background, and are unable to produce work history or work references.

St. Leonard's Halfway House is the main organization in the City of Greater Sudbury that attempts to assist parolees to gain suitable and affordable rental units once released from custody. Findings from this organization are provided below.

9.4.1 St. Leonard's Halfway House

Located in the former City of Sudbury, St. Leonard's Halfway House (SHH) has been in operation since 1982. This organization provides housing, food, counselling, basic amenities, life skills, substance abuse counselling, cognitive programming and employment support for Federal male parolees being released from Federal prisons.

Representatives from St. Leonard's Halfway House indicated that they operate a total of 10 beds for parolees being released from prison. On an annual basis, about 28 parolees use SHH shelter services. Parolees are allowed to stay for as long as they want at SHH. It was noted that some have retained their services for as long as three years.

Some of the key issues facing parolees are their lack of money and stability to find and maintain employment and in turn find housing. It was also revealed that some have mental health issues (depression, substance abuse problems), marital/relationship issues and childhood abuse issues, sometimes manifesting into an ongoing cycle of poverty, homelessness and crime.

9.5 Seniors Housing

9.5.1 Population Growth

The City of Greater Sudbury population includes a significant number of seniors aged 65 or older, which comprised 11.6% of the total population in 1996 and 13.9% in 2001. The next Table shows the breakdown of this population by municipality.

As seen in the data, the former City of Sudbury has considerably more seniors living within its boundaries than the other municipalities that make up the City of Greater Sudbury - 13,560 or 71.3% in 1996 and 14,485 or 67.6% in 2001. An increase in absolute terms and a decline in proportional values are noted for the former City.

There has been major growth in the number and proportion of seniors in Rayside-Balfour and Valley East. As shown, the number of seniors in Rayside-Balfour increased by 545 between 1996 and 2001. The proportion of seniors residing in this area increased from 4.9% in 1996 to 6.9% in 2001. Similarly, the number of seniors residing in Valley East increased by 490 persons, increasing from a 6.7% population share in 1996 to 8.0% in 2001.

Table 100: Population Age 65+ by Municipality, 1996 and 2001

	1996 (RMS)		2001 (CGS)	
	#	%	#	%
Capreol	455	2.4	505	2.3
Nickel Centre	1,185	6.2	1,335	6.2
Onaping Falls	520	2.7	665	3.1
Rayside-Balfour	930	4.9	1,475	6.8
Sudbury	13,560	71.0	14,485	67.2
Valley East	1,225	6.4	1,715	8.0
Walden	1,135	5.9	1,260	5.8
New Townships	100	0.5	115	0.5
Total	**19,110**	**100.0**	**21,555**	**100.0**
Total population, City Greater Sudbury	**164,050**		**155,219**	
Proportion of Seniors Population (65+) in the City of Greater Sudbury	11.6%		13.9%	

Statistics Canada: 1996, 2001 Census of Canada.

9.5.2 Income Characteristics for Senior Households

One major issue pertaining to senior citizen housing is the level of poverty among seniors due to their fixed incomes. Recent findings in the Census showed that, while the low-income rate for seniors in Canada dropped from one in three in 1980 to one in five in 1996, many seniors still lived in poverty. It reported that 32% of unattached senior men and 53% of unattached senior women in Canada lived at or below the poverty line at that time. Living alone is considered a risk factor for poor health leading to hospitalization or placement in a long-term care facility.

It can also be pointed out that seniors living on the basic government pension (Old Age Security, Guaranteed Income Supplement and GAINS-A) received $982 per month for a single individual and $1,623 per month for a couple. Compared to average market rents, a senior on basic pension living alone in a one bedroom apartment ($524 based on CMHC rental market data in 2003) in the former City of Sudbury would require some 53.3% of their total income simply to pay the rent, leaving just $458 per month for all other expenses.

Another issue involves senior homeowners. Many of these individuals face severe affordability problems as well. Escalations in utility costs and property taxes leave many senior homeowners who live on basic government pensions increasingly “house poor”. They face increasing difficulties meeting the day-to-day operating costs of homeownership, not to mention the increasing difficulty in coping with home maintenance, housekeeping and other activities of daily living. The increases seen in property values are also contributing to higher property taxes, which are pushing ongoing operating costs past the range of some senior homeowners. While these seniors have the option of selling their homes when faced with these problems, there are very few suitable alternative forms of accommodation for them to move into.

The following table shows income distribution for seniors for the Greater Sudbury CMA and Ontario for 1996 and 2001. More than half (54.8%) of the seniors in the Greater Sudbury CMA were living on annual incomes of less than $19,999, slightly lower than the provincial data. A total of 12.1% have incomes below $10,000, which again is somewhat higher than Ontario’s 10.4%. The median income is $18,187, which is almost identical to the provincial median income of $18,192. Average income for seniors in the Greater Sudbury CMA stood at $23,799 in 2001, compared to Ontario’s $26,747.

Table 101: Income for Seniors aged 65+, Greater Sudbury CMA* and Ontario, 1995 to 2000 (Income)

	1995		2000	
Income Groups	#	%	#	%
Under $ 9,999	2,420	13.4	2,435	12.1
$ 10,000 - $ 19,999	8,235	45.5	8,625	42.7
$ 20,000 - $ 29,999	3,925	21.7	4,305	21.3
$ 30,000 - $ 39,999	1,730	9.6	2,345	11.6
$ 40,000 - $ 49,999	795	4.4	1,155	5.7
$50,000 - $ 74,999	715	4.0	955	4.7
$ 75,000 and over	230	1.3	330	1.6
Total	**18,090**	**100.0**	**20,190**	**100.0**
Average income $	$21,940		$23,799	
Median income $	$17,319		$18,187	

Ontario				
	1995		2000	
Income Groups	#	%	#	%
Under $10,000	155,575	12.6	142,975	10.4
$ 10,000 - $ 19,999	565,820	45.7	615,805	44.6
$ 20,000 - $ 29,999	230,070	18.6	262,195	19.0
Under $10,000	155,575	12.6	142,975	10.4
$ 10,000 - $ 19,999	565,820	45.7	615,805	44.6
$ 20,000 - $ 29,999	230,070	18.6	262,195	19.0
$ 30,000 - $ 39,999	121,845	9.8	146,060	10.6
$ 40,000 - $ 49,999	64,370	5.2	81,530	5.9
$50,000 - $ 74,999	65,340	5.3	84,195	6.1
$ 75,000 and over	36,415	2.9	46,745	3.4
Total	**1,239,435**	**100.0**	**1,379,505**	**100.0**
Average income	$24,621		$26,747	
Median income	$17,257		$18,192	

Source: Statistics Canada (www12.statcan.ca/english/census01), 2001 Census - Cat. No. 97F0020XCB01001 – Last Cited October 26, 2004

*Note: Based on Statistics Canada's definition, the Greater Sudbury CMA includes the City of Greater Sudbury, Wanapitei and Whitefish Lake First Nations

9.5.3 Issues Around Senior Home Owners

Earlier sections of this report have shown that the majority of seniors are home owners. Most of these seniors live in single detached units originally designed to accommodate families. Many of these are older, more affordable dwellings that could help to meet the needs of young families in search of adequate and affordable units. Clearly, if many of these units could be freed up for younger families, there would be a better match between demand and supply within the existing stock.

Our discussions with local stakeholders suggested that many seniors find their existing dwellings to be somewhat inappropriate in terms of physical amenities and design and would be interested in moving to more suitable dwellings. Many possess sufficient equity to purchase such dwellings. However, to date, there have been few alternative forms of housing developed for such seniors. The City should encourage local developers to consider expanding the supply of alternative forms of retirement housing for seniors in order to help achieve this goal.

9.5.4 Facilities for Seniors

The following sections provide a summary of seniors-only living arrangement throughout the City of Greater Sudbury. The discussion provides a summary of senior residences, retirement homes and long term care facilities.

9.5.4.1 Seniors Only Residences

Key references identified a total of 998 seniors apartment units throughout the City of Greater Sudbury. These apartment units are essentially self-contained dwellings and do not include long-term care facilities, retirement homes (assisted-living units) and public non-profit housing. As shown, close to three quarters of the units are located in the former City. A total of 687 units or 69.8% are located in the former City. The remainder are spread out throughout such areas as, Lively (10.2%), Chelmsford (4.0%), Coniston (7.1%), Azilda (4.9%) and Capreol (2.0%).

Table 102: Seniors Residences By Location and Type

Name	Location	Description	Units	% of total
All Nations Family Housing Corporation	518 Morris St., Sudbury	Private Non-Profit	32	3.2
Azilda Senior Citizens Non-Profit	10 Champlain St., Azilda	Private Non-Profit	20	2.0
Capreol Non-Profit Housing	38 Coulson St., Capreol	Private Non-Profit	20	2.0
Casa Bella Apartments	340 McLeod St., Sudbury	Private Non-Profit	60	6.0
Centre communautaire residentiel de Coniston	44 First Ave., Coniston	Private Non-Profit	20	2.0
Christ The King Centre	12 Elgin St., Sudbury	Private Non-Profit	155	15.5
Ekopak Ltd.	21 Balsam St., Coniston	Private For-Profit	27	2.7
Gorham's Court Non-Profit Housing Corporation	Box 735, Levack	Private Non-Profit	20	2.0
Meadowbrook Village	18 Jacobson Dr., Lively	Private For-Profit	72	7.2
Place Bonne Entente des Aines de Chelmsford	3545 Montpellier Rd., Chelmsford	Private Non-Profit	40	4.0
Rockview Seniors Co-op Homes	211 Caswell Dr., Sudbury	Co-op	40	4.0
La Ruche de Coniston	15 Balsam St, Coniston	Private Non-Profit	24	2.4
St. Andrew's Place	111 Larch St., Sudbury	Private Non-Profit	149	14.9
La Societe Nolin de Sudbury	160 Leslie St., Sudbury	Private Non-Profit	40	4.0
Solidarity Lodge Seniors Apts	111 Notre Dame Ave., Sudbury	Private Non-Profit	33	3.3
Sudbury Finnish Rest Home Society - Finlandia-Koti	233 Fourth Ave., Sudbury	Private Non-Profit	152	15.2
Ukranian Seniors Citizens Complex of Sudbury	30 Notre Dame Ave., Sudbury	Private Non-Profit	36	3.6
Walden Non-Profit Housing Corporation	5 Coronation Blvd., Lively	Private Non-Profit	30	3.0
Whitewater Seniors Residence	15 Ellen St., Azilda	Private Non-Profit	28	2.8
Total			**998**	**100.0**

Sources:
Regional Assessment 2003
Housing Services Section, City of Greater Sudbury.
Prepared by the Community & Strategic Planning Section, City of Greater Sudbury
Updated: Dec 2004

Note: The list above does not include long-term care facilities, retirement homes (assisted-living units) and public non-profit housing. Many privately-initiated apartment buildings in the City have over time become predominantly occupied by seniors but are not designated as such.

In addition to these primarily non-profit and co-op units, key references identified a number of privately-initiated apartment buildings in the former City that are predominantly occupied by seniors. These units are not marketed as seniors units, but over time, prone to senior settlement. Most of the stock is aging and was built in the 1970s; however, in general, the units appear to be well-maintained. Most of the larger buildings are located downtown with some scattered across South End.

9.5.4.2 Private Retirement Homes

Retirement homes encourage independent living for residents, and provide a lower level of nursing support than long-term care facilities. Retirement homes provide seniors with a place to live without the added burden of shovelling snow, keeping house, preparing meals and maintaining a dwelling.

The following Table provides a summary of retirement homes throughout the City of Greater Sudbury by location and type. Key references define these retirement homes as facilities that offer some level of care such as assisted-living units with common living areas. There are a total of 609 retirement home beds throughout Greater Sudbury. The majority of these units (some 82.4% of the units)are located in the former City. Only one of these facilities, the Ukrainian Barvinok Retirement Home, is operating as a non-profit entity. Non-profit units total only 1.1% of the retirement home stock.

Table 103: Distribution of Retirement Homes Throughout the City of Greater Sudbury**

Name	Location	Beds/Units	% of Total
Breezes Retirement Residence	1385 Regent St., Sudbury	44	7.2
Hillside Park Retirement Residence	82 Ignatius St., Sudbury	70	11.5
Golden Years Retirement Home	1677 St. Jean St., Val Caron	17	2.8
Harvey Retirement Home	455 Harvey St., Sudbury	4	0.7
Lasalle Residence	1758 Lasalle Blvd., Sudbury	75	12.3
Meadowbrook Village	18 Jacobson Dr., Lively	90	14.8
Palambro Palace	1315 Regent St., Sudbury	26	4.3
Southwind Retirement Home	1645 Paris St., Sudbury	95	15.6
Ukrainian Barvinok Retirement Home	210 Lloyd St., Sudbury	7	1.1
Westmount Retirement Residence	599 William Ave., Sudbury	84	13.8
The Walford	99 Walford Rd., Sudbury	97	15.9
Total		609	100.0

Sources:
ACMS District Health Council
Housing Services Section, City of Greater Sudbury.
Note: The list above does not include long-term care facilities, seniors residences (independent-living units) and public non-profit housing.
Prepared by the Community & Strategic Planning Section, City of Greater Sudbury
Updated: Dec 2004

Notes: ** Includes assisted-living units with common living areas

A summary of retirement home vacancy rates for Ontario was obtained from CMHC. The report entitled, “Retirement Homes Report: 2004” was used for the following discussion. The CMHC 2004 report on retirement homes indicated that the vacancy rate for such facilities was 14.6% for the Toronto GTA, 9.8% for the Greater Ottawa Area and 12.0% Western Ontario (Guelph, Kitcheners, London and Windsor).

By comparison, the vacancy rate for Northern Ontario (includes Sudbury) increased to 11.9% in 2004, up from 8.9% in 2003. In addition, the vacancy rates for private beds and suites rose to 11.6% and 3.8% respectively. Vacancy rates for semi-private beds stood at 21.5% in the City of Greater Sudbury in 2004. The report attributes the increase in the vacancy rates to the addition of three new retirement homes in lease-up stage throughout Northern Ontario. In addition, the vacancy rate rose to 10.1% in 2004, up from 3.0% in 2003 in the City of Greater Sudbury.

Even though higher vacancy rates were displayed for Northern Ontario as a whole, average per diem rates increased by 4% to $57. It is noted that per diem rates for semi-private beds rose to $55, while suite rents rose by 7% to $81. In Sudbury, the average per diem rates decreased very marginally by $1 for both private and semi-private beds in 2004.

9.5.4.3 Long Term Care Facilities

Long-Term Care (LTC) facilities are not considered an alternate form of housing. Rather, these facilities provide continuing care for seniors with medical conditions. As a result, these have not been categorized as alternate forms of housing, but it is recognized that they play an important role in providing an important form of care and accommodation for some area seniors.

Key references identified a total of eight long term care facilities throughout the City of Greater Sudbury in 2004. As shown below, there are 1,217 long term care beds throughout Greater Sudbury. Seven of eight facilities are located in the former City of Sudbury. In terms of beds, some 89.5% of the long term care beds are located in the former City. As well, a total of five short term beds have also been identified, all located in the former City.

Table 104: Long-Term Care Beds in the City of Greater Sudbury

Facilities	Location	Approved Beds	% of Total	Short Stay Beds
Elizabeth Centre	Valley East	128	10.5	-
Extendicare Falconbridge	Former City of Sudbury	234	19.2	3
Finlandia Hoivakoti Nursing Home		108	8.9	2
Finlandia Hoivakoti Transitional		1	0.1	-
Pioneer Manor		342	28.1	-
Pioneer Manor Transitional		10	0.8	-
St. Joseph's Villa		128	10.5	-
York Street Extendicare		266	21.9	-
Total		**1,217**	**100.0**	**5**

Source: Prepared by the Community & Strategic Planning Section, City of Greater Sudbury., As at November 30, 2004

The cost of care in these long term care facilities is shared between the Ontario Ministry of Health and the resident. The Ministry of Health sets the monthly basic and preferred accommodation rates for these facilities. These rates are as follows:

- Cost for Ward residency: based on income of client or a maximum of $1480.99,
- Cost for Semi Private residency: $1,724.32,
- Cost for Private residency: $2,028.49.

9.5.5 Private Market Opportunities for Seniors Housing and Services

The anticipated growth in the seniors population will ultimately place numerous demands on the local housing market. The recent City of Sudbury "Action Planning for Sudbury's Golden Opportunity" report identified various spillover effects on private market opportunities in terms of senior-oriented housing development.

The main intent of this report was to develop a clear vision along with a Community Action Plan that defined opportunities for public, non-profit and for-profit enterprises for seniors-related housing and services development. The report identified various gaps in local programming and service delivery as it relates to seniors. These include:

- A general lack of awareness among the local business community as to the demands/needs of seniors

- A lack of public education on how modifications to homes can increase self-sufficiency and personal safety

- A lack of housing options/choices for seniors approaching retirement,
- A general lack of distinction between the housing needs of younger vs. older seniors, and

- The lack of supportive housing as an intermediate step between independent living and long-term care.

In light of these gaps, the report identified various local business opportunities in terms of housing and medical services opportunities for private market opportunities. These include:

- Home retrofitting and renovation
- Household chores and maintenance
- Personal care and services
- Home health care products and assertive devices
- Pharmaceuticals and naturopathic products, and
- Private transportation services

In terms of strategic directions, various housing goals for the seniors population were also identified. It was suggested that the private sector should focus on redeveloping Sudbury's downtown core and work directly with ownership interests to maximize opportunities for higher density development. There are also opportunities for the City and builders to focus on the development of housing geared to younger seniors (55 to 65 age group). This would include the integration and broadening of housing types such as bungalows, wide and shallow lots and condominiums. The report also noted that, inl order to generate developer interest in senior lifestyle housing, various incentives should be considered, including:

- Reducing or waiving fees, charges and development standards for new seniors housing
- Streamlining the development approval process
- Reviewing parking requirements that apply to seniors housing
- Pressuring the Province to allow municipalities to reduce or waive fees, charges and development standards for new seniors' rental housing.

9.5.5.1 Summary of Seniors Housing

The City of Greater Sudbury population includes a significant seniors population aged 65 or older, comprising 11.6% of the total population in 1996 and 13.9% in 2001. This proportion will continue to grow as the population ages.

The majority of the seniors reside in the former City of Sudbury, followed by Rayside-Balfour and Valley East. One major issue pertaining to senior citizen housing is the level of poverty and hardship among seniors households due to a coupling of their fixed incomes and rising utility costs and housing costs. These escalations in utility costs and property taxes leave many senior homeowners who live on basic government pensions increasingly "house poor". In addition, Sudbury seniors appear to be earning less than their Ontario counterparts.

This section also identified a total of 2,791 senior housing units in the form of private retirement homes, long term care facilities and unassisted seniors residences throughout the City of Greater Sudbury.

Applying the current ratio of housing units accessible to the senior population (2,791 units for a current seniors population of 21,500 = 0.12 units per senior) would indicate a need to add additional supportive and subsidized seniors units to the current supply over time as this segment of the population continues to increase. Given the similar proportions of seniors in most areas throughout Greater Sudbury, these additional units should be distributed across the area, not just the former City of Sudbury. This strategy would help enable seniors of lower income to remain in their own communities.

Various market opportunities were also identified in the face of this rapidly growing seniors population. Home retrofitting, development of a wider range of dwelling and tenure types for younger seniors and other related needs were identified as key private market opportunities.

9.6 Student Housing

Laurentian University is the single largest educational institution within the City of Greater Sudbury. According to 2003/2004 enrolment data contained in the Laurentian University Institutional Research analysis (http://laurentian.ca/ir/Index.htm), some 41.7% of undergraduate students were from the City of Greater Sudbury. The remainder, some 58.3%, were from out of town and must find housing while they attend school. In terms of Graduate Studies, some 61.0% were from the City of Greater Sudbury and the remainder, some 39.0%, were from out of town. Typically, students choose from living on campus, which generally requires the purchase of a meal plan, or living off campus in rented premises.

The following Table and Figure show enrolment trends over the past four years. As shown, enrolment has increased from 5,689 in 2000 to 7,625 in 2003, a 34.0% increase. Of these, a total of 7,221 were undergrad and 404 were graduate students.

The double cohort has created a rapid jump in university enrolment throughout Ontario. As demand for student housing increases, an increased number of homes in the neighbourhoods in proximity to universities appear to be renting out their properties to students. Increased renting in neighbourhoods has led to increased complaints from non-renter households in response to increased traffic and noise in many cities.

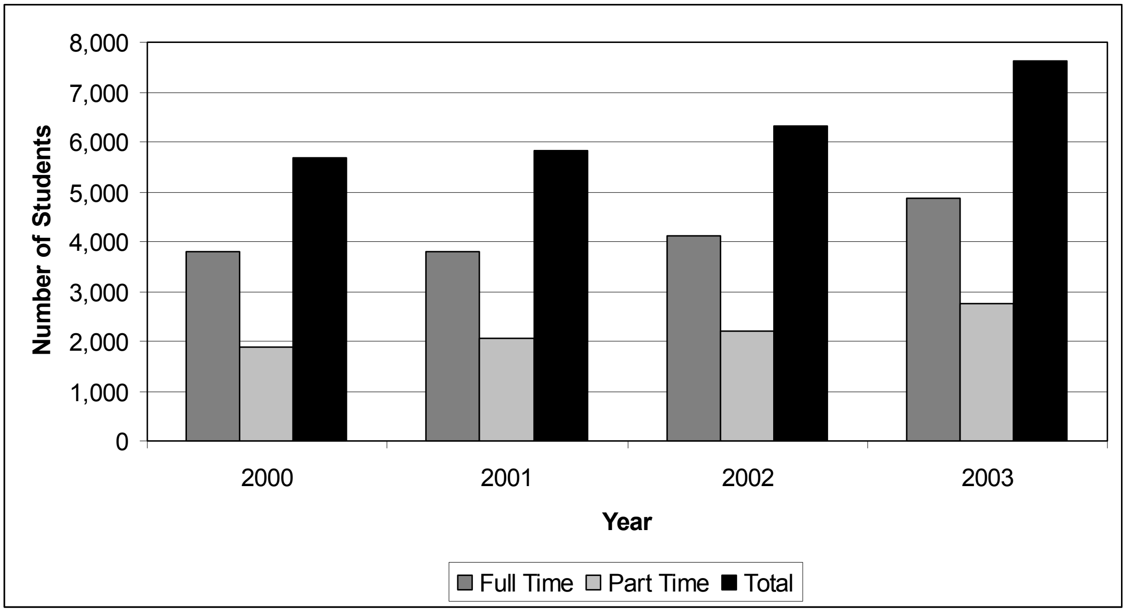
It is suggested that the double-cohort effect will not phase out over the next few years. Increased enrolment is expected well into the next decade. Projections from the Council of Ontario Universities (COU) and Ministry of Training, Colleges and Universities (MTCU) for full time enrolment show that enrolment will increase from about 230,000 a year to close to 300,000 per year over the next decade.

Table 105: Laurentian University Enrolment Figures, 2000 to 2003

		Undergraduate	Graduate	Total
2000	Full Time	3,610	183	3,793
	Part Time	1,754	142	1,896
	Total	**5,364**	**325**	**5,689**
2001	Full Time	3,608	179	3,787
	Part Time	1,917	132	2,049
	Total	**5,525**	**311**	**5,836**
2002	Full Time	3,890	216	4,106
	Part Time	2,042	158	2,200
	Total	**5,932**	**374**	**6,306**
2003	Full Time	4,646	223	4,869
	Part Time	2,575	181	2,756
	Total	**7,221**	**404**	**7,625**

Source: Laurentian University, http://laurentian.ca/ir/Index.htm, October 2004

Figure 27: Laurentian University Enrolment Figures, 2000 to 2003



Source: Laurentian University, http://laurentian.ca/ir/Index.htm, October 2004

The following table shows the cost of Laurentian University on-campus housing. In all, some 867 spots are available for students. As shown below, the annual cost of residence ranges from $2,825 for singles to $3,360 for doubles. It should be noted that meal plans are not included in these costs and are optional upon enrolment. Accommodation for married students is somewhat more expensive. Costs range from $560 per month for single units to $630 per month for doubles. Given the high propensity for out of town students, it is obvious that a great many would have to find accommodation within the community due to a lack of an adequate number of residences on campus.

Table 106: On Campus Housing Costs, 2004

Type of Accommodation	Number of Students	Type of Residence	Cost
Single Student Residence	387	54 four bedroom apartments of six students each, and 18 two bedroom apartments of 4 students	Singles = $2,915 Doubles = $3,460
University College Residence	240	30 Doubles and 60 Singles rooms	Singles$2,825 Doubles = $3,360
Married/Mature Student Residence	240, + or - 20	72 Singles (maximum 2 adults) 48 Doubles	Singles = $560 to $600/month Doubles $630/month

Source: Laurentian University, http://www.laurentian.ca/, October 2004

Based on the University Institutional Research analysis, there were some 7,221 undergraduates. Applying the 41.7% factor based on local students, leaves a total of 4,210 undergraduate students from out of town. Similarly, there were a total of 158 graduate students from out of town. These findings show that there were a total of 4,368 out of town students.

Based on Laurentian University residence figures, only some 867 students can be accommodated in on-campus student housing, leaving just over 3,500 students to find housing in the private market. Many of these students find accommodation through renting rooms as boarders, and through sharing apartments, rental houses and accessory apartments. It is likely that the pressure on the housing market from these out-of-town students provides additional competition for the scarce supply of affordable housing in the City of Greater Sudbury. Further, the 'double cohort' of graduating high school students will continue to put added pressure on available university placements and housing for the next few years.

Key sources from the Greater Sudbury Housing Corporation (GSHC) suggested that they house a significant number of students in their portfolio. It was suggested that students often attempt to hold on to their units for the length of their schooling term of 4 years by passing on the 2 to 5 bedroom units to friends and relatives by adding new persons as old ones graduate. The GSHC has attempted to put a stop to this by not allowing new people in unless it is a spousal relationship - in which case they don't need an extra bedroom and must transfer to a smaller unit.

Key sources indicated that the two other post secondary institutions, College Boreal and Cambrian College, also impact the local housing market. Out of town students from these institutions also further impact the local housing market during the school year.

9.7 Aboriginal Housing

Located in downtown Sudbury, The Native People of Sudbury Development Corporation (NPSDC) is the principal agency that provides affordable housing to the native population throughout the City of Greater Sudbury. The following findings are summarized from the http://www.nativehousing.org website.

The NPSDC was incorporated in 1975 with the mandate to provide social and economic welfare to persons of Native ancestry by providing safe, good quality, low cost housing. This non-profit charitable organization is governed by an active seven member volunteer Board of Directors. The NPSDC office is managed by an Executive Director who supervises a staff of three employees.

Between 1975 and 1983 the corporation purchased and managed 11 homes in Sudbury under Section 15.1 of the National Housing Act. During the following ten years the corporation purchased and built homes under the Urban Native Housing program subsidized by the federal government and administered by Canada Mortgage and Housing Corporation. In total, the NPSDC contains a total portfolio of 106 housing units, 11 of which are located in the town of Espanola, Ontario. The corporation's assets are estimated to be worth in excess of 7.4 million dollars.

The NPSDC portfolio is comprised detached, semi-detached, and duplex housing units throughout the City of Greater Sudbury. As well, they also own and operate a bungalow style six-unit Elder's building, three townhouse developments and two apartment blocks with stacked units. Tenant rents are geared to income and the units include a fridge, stove, water, and heat. Domestic hydro used for cooking and power is added as an additional cost to tenants. Tenants are required to provide evidence of their incomes in order to qualify for the geared-to-income rents offered by the corporation.

In addition to the geared-to-income housing the corporation also offers tenant liaison services. The Native Tenant Liaison Officer assists tenants to obtain community services, makes referrals, provides liaison between the NPSDC office and tenants, and publishes a quarterly newsletter.

Aboriginal households face major barriers in the housing market as identified in the City of Greater Sudbury homelessness reports. The reports suggest that native persons were greatly over represented among the homeless population. The studies found that at any given time, there are in excess of more than 100 homeless native persons. One of the major issues is that there “are relatively few agencies serving the homeless population (e.g. emergency food services and shelters) that are identified as offering culturally appropriate services for Native people” (Report on Homelessness in Sudbury: Time 7, p. 37). Therefore, more measures are needed to increase the supply of affordable and safe housing as a whole. More specifically, housing options, both short term and long term are needed to satisfy the needs of the City of Greater Sudbury’s native population.

9.8 Summary of Supportive Housing Needs Based on Local Housing Provider Perceptions

Demand on Emergency Shelters and Services Has Increased

A three year study has shown that the demands on emergency shelters and services, and consequently the homeless population, increased significantly between July 2000 and July 2003. The major causes of homelessness are attributed to a combination of unemployment, lack of access to social assistance, poverty and a lack of affordable housing. Recommendations of the "Report on Homelessness in Sudbury" point to, among other suggestions, a need to increase funding for shelters and beds for homeless people.

Lack of Transitional Housing Units

Only one transitional housing project has been identified in the City of Greater Sudbury. The lack of transitional housing units usually leads to clients remaining in emergency housing for longer periods than intended in such temporary facilities. There is a need for an expansion of transitional housing facilities.

Need for More Accessible Units Throughout Greater Sudbury

The City of Greater Sudbury Accessibility Plan identifies about 18,000 people in the City of Greater Sudbury with a long-term disability, of which about 900 are children and 8,000 seniors aged 65 and over. The statistics also show that about 2,000 children are considered 'at risk' for physical disabilities, compounded by the fact that the seniors population is the fastest growing segment of the population. The City of Greater Sudbury Accessibility Plan suggests that new housing construction throughout the City of Greater Sudbury should strongly focus on providing accessible units for the frail, elderly and persons with mobility impairments. The need for more accessible units was also identified by community agencies such as the Independence Centre and the Network and Independent Living Resource Centre.

Lack of Permanent and Affordable Housing for Special Needs Groups

There are numerous gaps in housing for various client groups requiring specialized housing and supports such as persons with mental illness, persons with developmental delays, and persons with HIV/AIDS. While many housing organizations exist in City of Greater Sudbury, the need is still apparent as seen by the waiting list for CMHA. It should be noted that persons with development delays and persons with HIV/AIDS are often on Ontario Works and ODSP benefits and often cannot afford market rent units. As a result, more effort is required from local planners and policy makers to ensure that there is an adequate supply of affordable housing and supports for these groups within the City of Greater Sudbury.

Lack of Support Services and Affordable Housing Units for Youth

The City of Sudbury homelessness reports identified a considerable proportion of youth (teenagers - between 10% and 18% and youth - between 19% and 29%) among the homeless population. One of the key findings is the notion that homeless youth are among those who are least well served by community agencies and most often do not have access to income support from government programs. The lack of affordable housing units coupled with lack of income security programs is placing this group in constrained housing situations. Therefore, mandates are required to review and revise the provincial and federal income security programs for the youth.

Affordability Issues Exist Among Some Senior Households

Seniors living on the basic government pension and fixed incomes face major affordability issues due to rising costs of utilities and maintenance on a relatively older housing stock throughout the City of Greater Sudbury. The City of Greater Sudbury accessibility report suggests that the existing and new housing stock is not catering to these types of specialty needs. The unique needs of seniors should be considered as part of new planning and housing policy for Greater Sudbury.

Additional Seniors Supportive Residences Required throughout the City of Greater Sudbury

There are 2,791 senior housing units in the form of private retirement homes, long term care facilities and unassisted seniors residences throughout the City of Greater Sudbury.

The rapid aging of the population suggests a need for additional supportive and subsidized seniors units throughout the City of Greater Sudbury. Additional units should be distributed across the area, not just the former City of Sudbury. This strategy would help enable seniors of lower income to remain in their own communities.

Increased Pressure from Out of Town Students on the Local Housing Market

An analysis of the Laurentian University residence figures suggests an inability of the University to sustain the demand for out of town students. The data revealed that only 867 students can be accommodated in on-campus student housing, leaving just over 3,500 students to find housing from the private market. Enrolment has also increased in local community colleges. This is placeing additional pressure on the local housing market. As well, the ‘double cohort’ of graduating high school students will continue to place pressure on the local housing market from out of town students over the next few years.

Lack of Affordable Housing and Services for Native Persons

The analysis also revealed that Native households face numerous barriers in the housing market. The City of Greater Sudbury Homelessness Study found an over representation of native persons among the homeless population. Waiting lists for social housing coupled with high market rents places these persons at great risk of becoming homeless. It was suggested that culture specific housing networks and services are needed in Greater Sudbury to assist this special needs group.

10 SUMMARY OF HOUSING ANALYSIS

The housing demand and supply study included an analysis of population and household characteristics, existing housing stock, the home ownership market, the rental housing market, and special needs housing. The study also identifies population and housing projections and analyzes the City's ability to meet the identified targets based on the inventory of designated and available lands and servicing capacity. This analysis has identified a range of housing needs and issues to be addressed in the development of the new Official Plan.

The key aspects to be addressed through Official Plan policies are identified below:

1. **There is a Need to Address the Housing Requirements of a Growing Seniors Population**

The seniors population is growing, despite an overall decline in population. All three population projection scenarios suggest that the age groups 54 and older will experience substantial growth in the 20 year period 2001 to 2021. Seniors living on the basic government pension and fixed incomes face major affordability issues due to rising costs of utilities and maintenance on a relatively older housing stock throughout the City of Greater Sudbury. The City of Greater Sudbury accessibility report suggests that the existing and new housing stock is not catering to these types of specialty needs.

2. **Despite the Number of Affordable Resale Homes on the Market, There are a Number of Factors Pointing to a Strong Demand for Affordable Housing**

First, the employment shift from primary to tertiary sector and the resulting strong reliance on the service sector industry may lead to a large number of wage earning households with limited income opportunities, resulting in a stronger demand for modest housing. Given the trend towards a greater share of employment in the service sector, this need is likely to grow over time. Second, the cyclical nature of the local economy also point to a need to ensure a significant supply of affordable housing is available for those individuals and households experiencing economic uncertainty. Third, renters earning less than $30,000 per year continue to face affordability problems in the private market, especially single and lone-parent renters.

3. **Some Segments of the Population Require Rental Subsidies To Meet Their Housing Needs**

The incidence of low income households, especially among single people point to the need for additional rent supplements or other forms of rental subsidy for low-income households. The private rental market will not be able to meet the housing needs of these households even if it is able to create new affordable units. Consequently, in the medium and high household growth projections, a large portion of the projected rental units should be subsidized since households with incomes less than $20,000 could afford to pay a maximum of $500 per month in rent. Currently, assisted housing units represent 21% of the rental stock in Greater Sudbury. It is suggested that this level be maintained for new rental housing units coming on stream.

4. **There is a Need to Promote a Mix of Housing Types in Order to Develop New Housing Stock which is More Diversified and Affordable to a Range of Household Incomes**

Overall, the City of Greater Sudbury has a higher proportion of single detached stock than in Ontario. With an increasingly older population, it will be important to offer a wider range of dwelling types for those households who want to scale down. In addition, the substantial share of non-family households (mostly singles) which are currently experiencing affordability problems would benefit from additional smaller, affordable units such as bachelor and one bedroom apartment units. Accordingly, a mix of development that provides a better overall balance of unit types would be appropriate.

The demand and supply analysis suggests a proposed mix of new units based on tenure projections, income distributions and affordability. The natural increase (medium) scenario would suggest a proposed mix of 25% high density (apartments), 15% medium density (townhouses and semi-detached) and 60% low density (single detached) development. The in-migration (high) scenario would suggest a proposed mix of 35% high density (apartments), 15% medium density (rows and semi-detached) and 50% low density (single detached) development.

5. **There is a Need to Monitor the Condition of the Housing Stock, Especially the Rental Housing Stock**

The Greater Sudbury housing stock is somewhat older than the provincial standard with the great majority of the rental stock at least 25 years old. In addition, the housing stock in Greater Sudbury is in slightly poorer condition than the provincial standard. Property maintenance complaints received by the City have shown a substantial increase in complaints over the last 10 years. This increase in property maintenance complaints may be indicative of the aging of the housing stock, especially the rental housing stock where almost three-quarters of the stock is more than 20 years old. In addition, it was noted by community representatives that some affordable housing that is available through private landlords is substandard. Efforts may be necessary by the City to address these concerns.

6. **There is a Need to Maintain a Supply of Lands Suitably Zoned and Available for Rental Housing Development**

In view of the ongoing demand for rental housing, it is important that the City maintain a sufficient supply of lands suitably zoned and available for rental housing development.

7. **The Provision of Emergency Shelters and Services Needs to be Addressed**

A three year study has shown that the demands on emergency shelters and services, and consequently the homeless population, increased significantly between July 2000 and July 2003. The major causes of homelessness are attributed to a combination of unemployment, lack of access to social assistance, poverty and a lack of affordable housing. Recommendations of the “Report on Homelessness in Sudbury” point to, among other suggestions, a need to increase funding for shelters and beds for homeless people.

8. **There is a Lack of Transitional Housing in the City**

Only one transitional housing project has been identified in the City of Greater Sudbury. The lack of transitional housing units usually leads to clients remaining in emergency housing for longer periods than intended in such temporary facilities. There is a need for an expansion of transitional housing facilities.

9. **There is a Demand for More Accessible Units and Supportive Housing Throughout Greater Sudbury**

The City of Greater Sudbury Accessibility Plan suggests that new housing construction throughout the City of Greater Sudbury should strongly focus on providing accessible units for the frail, elderly and persons with mobility impairments. Focus group input and service-provider surveys point to a demand for more accessible units and supportive housing throughout Greater Sudbury.

Also, local agencies identified numerous gaps in housing for various client groups requiring specialized housing and supports such as persons with mental illness, persons with developmental delays, and persons with HIV/AIDS. More effort is required from local planners and policy makers to ensure that there is an adequate supply of affordable housing and supports for these groups within the City of Greater Sudbury.

10. There is a Need to Monitor the Increased Pressure from Out-of-Town Students on the Local Housing Market

An analysis of the Laurentian University residence figures suggests an inability of the University to sustain the demand for out of town students. This places additional pressure on the local housing market. Increases in community college enrolments are adding to this pressure. As well, the ‘double cohort’ of graduating high school students will continue to place pressure on the local housing market from out of town students over the next few years.

11. Affordable Housing and Services for Native Persons is a Concern Given their Over-Representation as Part of the Homeless Population

The City of Greater Sudbury Homelessness Study found an over- representation of Native persons among the homeless population. Waiting lists for social housing coupled with high market rents place these persons at risk of becoming homeless. It was suggested that culture-specific housing networks and services are needed in Greater Sudbury to assists this special needs group.

PART TWO – OFFICIAL PLAN HOUSING POLICY DIRECTIONS AND OPTIONS

11 INTRODUCTION

A key element of this study is the development of directions and options for housing policies to be incorporated in the new Official Plan for the amalgamated City of Greater Sudbury. This background paper has been prepared for this purpose.

Of particular importance in the development of these policy directions and options is the potential impact of the recently amended Provincial Policy Statement on Housing. This amended statement was recently enacted to guide the policies of municipalities in addressing housing needs.

Below we review the key directions set out in the amended Provincial Policy Statement on Housing. We then summarize the housing policy components of the existing official plans currently guiding development in the City of Greater Sudbury and compare the guidelines contained in the new Provincial Policy Statement with the policies contained in these official plans. We also compare these official plan policies to the previous Provincial Policy Statement on Housing, which had been in effect since 1996, but was recently replaced by the amended Provincial Policy Statement in the near future.

The paper then summarizes the range of housing needs arising from our review of housing demand and supply in the City of Greater Sudbury and goes on to suggest directions and options for housing policies to be included in the new City of Greater Sudbury Official Plan that would address these needs in the context of the amended Provincial Policy Statement.

12 PROVINCIAL POLICY STATEMENT ON HOUSING

The Ontario Ministry of Municipal Affairs and Housing sets out policy statements on various planning issues that provide guidance to municipalities in the development of local official plan policies. One such policy statement is the Provincial Policy Statement on Housing.

In the late 1980's, the Province of Ontario enacted a highly detailed and stringent Provincial Policy Statement on Housing that contained a number of policy guidelines setting out strong directions for meeting the range of housing needs facing Ontario communities. Among the guidelines contained in the Statement was a requirement that 25% of all new housing development had to be affordable to the lowest 60% of household income levels in the municipality. Many older Official Plans in Ontario still make reference to this Provincial Policy Statement, and still contain policies which comply with its provisions.

This Policy Statement was subsequently repealed by the next Provincial government and replaced with a less stringent set of policies in which municipalities were to "have regard to" (rather than "require") policies which encouraged housing to be affordable to moderate and lower income households, without setting specific targets and defining affordability. This Policy Statement has been in effect since that time and has been used to guide the development of many official plans across Ontario.

With the recent change in Provincial Government, however, has come a new Provincial Policy Statement on Housing initiative. On March 1, 2005 the current government adopted a more vigorous housing statement in which municipal policies "shall be consistent with" provincial requirements for minimum targets for moderate and low income households based on a definition of affordability.

The amended Policy Statement requires municipalities to maintain a ten-year supply of designated land and a three-year supply of draft approved and registered lots sufficient to provide an appropriate range of housing types and densities to meet projected requirements of current and future residents. Residential intensification and redevelopment is to be the preferred means of meeting residential requirements, with designated growth areas to be used only when the former source is inadequate.

The Policy Statement requires municipalities to provide for an appropriate range of housing types and densities by:

- Establishing ad implementing minimum targets for the provision of housing which is affordable to low and moderate income households;

- Permitting and facilitating all forms of housing required to meet the social, health and well-being requirements of current and future residents (including special needs requirements) and all forms of residential intensification and redevelopment;

- Directing the development of new housing towards locations where appropriate levels and infrastructure and public service facilities are or will be available to support current and projected needs;

- Promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of alternative transportation modes and public transit in areas where it exists or is to be developed; and

- Establishing development standards for residential intensification, redevelopment and new residential development which minimize the costs of housing and facilitate compact form, while maintaining appropriate levels of health and safety.

In the new Provincial Policy Statement, “affordable housing” is defined as follows:

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

- Housing for which the purchase price results in annual accommodation costs which do not exceed 30% of gross household income for low and moderate income households; or**,**

- Housing for which the purchase price is at least 10% below the average purchase price of a resale unit in the regional market area**.**

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

- A unit for which rent does not exceed 30% of gross annual household income for low and moderate income households; or**,**

- A unit for which the rent is at or below the average market rent of a unit in the regional market area.

Low and moderate income households mean:

- In the case of ownership housing, households with incomes in the lowest 60% of the income distribution for the regional market area.

- In the case of rental housing, households with incomes in the lowest 60% of the income distribution for renter households for the regional market area.

13 EXISTING OFFICIAL PLAN HOUSING POLICIES IN THE CITY OF GREATER SUDBURY

Prior to amalgamation, development within the municipalities that comprised the former Regional Municipality of Sudbury was guided by the Regional Official Plan. Amalgamation eliminated the Regional Municipality and its member municipalities, and with the addition of some adjacent unorganized townships, created the new City of Greater Sudbury. With amalgamation, one of the most important new tasks facing the City of Greater Sudbury is the preparation of a new Official Plan that reflects the overall policies of the amalgamated City and presents a coherent and consistent approach throughout the City.

Preparation of this plan is currently underway. Until completion and approval of the new Official Plan, the previous municipal Official Plans remain in effect, taking the form of Secondary Plans for each area of the amalgamated City.

Below we provide a summary of the housing policy sections of each of the existing Official Plans. We then compare these to the requirements of the new Provincial Policy Statement on Housing and to the previous Provincial Policy Statement that was in effect when these Official Plan policies were adopted.

13.1 Regional Municipality of Sudbury

The Regional Official Plan of 1978 identified a number of housing objectives: meeting Regional housing needs including the special needs of the elderly, handicapped and students; achieving stability in the market; increasing the lifespan of the existing stock through good maintenance; and ensuring minimum standards for living conditions. The provision of housing was to be facilitated through coordination with senior governments; cooperation with the public, private and non-profit sectors; reducing costs through design, land banking, alternative development standards and innovative construction; ensuring adequate land supply, including releasing municipally owned sites; working with employers; facilitating subdivision plans which conform to the policies; and eliminating non-conforming uses.

In cooperation with the area municipalities, Council was to acquire sites in order to introduce competition, simulate construction and provide land for medium or low income housing (including monitoring supply and reviewing needs on an ongoing basis). A Regional Housing and Community Renewal Office was to be established to assist in implementation of moderate income housing programs; solicit non-profit housing; provide information; manage and implement policies; and assist homeowners with rehabilitation. Additionally, the Region was to establish a technical advisory committee, provide advice to small builders, and undertake innovative programs suited to local conditions.

Special needs groups were to be assisted through the provision of appropriate types and locations through cooperation with public and private agencies and integration of RGI and special needs housing within existing neighbourhoods. Seniors housing was to be encouraged close to activity centres and transit routes. An adequate supply of student housing was to be ensured, located close to Laurentian University and Cambrian College.

Remaining policies focused on the maintenance of housing and mobile home development. The former was to be achieved through maintenance and occupancy standards and use of senior government programs. The latter policies address location and site plan requirements for mobile homes. Generally, the plan provides a positive environment for housing development, and makes specific reference to special needs requirements. The Plan does not provide any overall direction in terms of affordability and affordable housing targets, nor does it give any special priority to intensification and redevelopment.

13.2 Sudbury Secondary Plan

The Sudbury Secondary Plan of 1987 identifies a number of policies to address the housing challenges faced in the former City. These are contained in a Section of the Plan entitled “Affordable Housing.” In many respects, these mirror several objectives identified in the Regional Plan and reflect a number of issues identified in the housing analysis section of this report. These policies are based on a number of guiding principles – conservation and rehabilitation, redevelopment and conversion, and the encouragement of ventures to meet the needs of lower income groups. Key problems identified in the Plan include the shortage of affordable housing, growing seniors’ demand and a lack of choice in dwelling types. These policies include the need to:

- encourage senior government programs to reduce housing costs to 30% of gross income
- conserve the existing stock
- encourage the provision of smaller (one and two bedroom) dwellings for non-family, single parent, senior and smaller family households
- preserve strategic sites for medium and higher density use
- encourage conversions in larger ownership dwellings
- encourage a wider choice and mix of dwelling types
- improve neighbourhood design and linkages
- encourage physical design principles for housing
- encourage the private and non-profit sectors to increase and improve the rental housing supply through participation in senior government programs.
- promote housing in the Metro Centre area
- encourage conversions of vacant commercial space
- encourage improvements in energy efficiency

Actions and programs to promote housing include encouraging non-profit corporations, assisting homeowners in rehabilitation, assisting small house builders, providing information, assisting in conversions, land banking, encouraging senior governments to provide housing vouchers, assisting in finding locations for group homes, using job creation funds for housing upgrading, maintaining an inventory of vacant sites for infilling, enforcing maintenance and occupancy standards, assisting in rehabilitation of the stock, urging Laurentian and Cambrian to increase student housing on site, promoting scattered non-profit development, reviewing and monitoring targets and promoting energy efficiency.

The Plan also sets targets for ownership, rental, rehabilitation, seniors' and conversion of commercial space. Overall, the policies reflect a fairly comprehensive level of support for meeting the housing needs of residents in the former City. The policies are devoid of any reference to overall targets for affordable housing. This reflects the general lack of provincial direction at the time of the writing of the document. Conversions of both existing homes and non-residential buildings are fairly well supported, although residential intensification is not promoted explicitly.

13.3 Valley East Secondary Plan

The Valley East Secondary Plan contains a number of specific policies relating to certain uses, but lacks overall housing polices such as those identified in the Regional and Sudbury Plans. Garden Suites are permitted under the provisions of a Temporary Use By-law as long as they meet a number of common planning requirements such as compatibility, lot size, parking, setbacks and conformity with the character of the neighbourhood. Group homes are permitted in residential areas as long as they are in the form of single detached dwellings. Non-single detached building forms require a rezoning. Senior citizen housing in the form of apartments or homes for the aged may be located within the Town Centre, commercial areas or medium density areas.

13.4 Onaping Falls Secondary Plan

The Onaping Falls Secondary Plan makes specific reference to the Provincial Policy Statement of the 1980's by:

- ensuring that opportunities are created for affordable housing by ensuring a mix of housing types
- encouraging a range of lot sizes and densities
- encouraging infill, redevelopment and residential intensification
- streamlining the approval process
- monitoring housing needs; and
- establishing cost-effective development standards.

The Plan also calls for a ten year supply of residential land, a three year supply of draft approved/registered lots, appropriate zoning standards and appropriate sewer and water services to meet identified needs. Group homes are permitted in all areas where permanent residential uses are permitted.

13.5 Rayside-Balfour Secondary Plan

The Rayside-Balfour Secondary Plan identifies a residential goal to provide a range of housing types in well-linked neighbourhoods with access to services and amenities. Infilling is permitted where sewer and water are available. Policies reflect the 1980's Provincial Policy Statement by:

- maintaining a 10 year supply of designated residential land;
- maintaining a three year supply of draft approve/registered lots;
- encouraging forms and densities designed to be affordable to moderate and low income households;
- encouraging residential intensification; and
- establishing cost-effective development standards.

Group homes are permitted in all areas where permanent residential uses are permitted.

13.6 Walden Secondary Plan

The Walden Secondary Plan does not provide any overall policies related to housing. Senior citizen housing and housing for those with special needs shall be integrated with other residential areas.

13.7 Nickel Centre Secondary Plan

The Nickel Centre Secondary Plan identifies an opportunity to encourage the development of moderately priced new housing to serve the potentially strong first-time homeowner demand. The Plan encourages innovative residential development including diversified tenure, type, lot size and subdivision design so as to be competitively priced. Senior citizen housing and disabled persons housing shall be integrated with other housing. Group homes are permitted in any residential area.

13.8 Capreol Secondary Plan

The Capreol Secondary Plan does not include any overall housing policies. The Plan encourages infilling in vacant areas to fully utilize existing services.

14 COMPARISON OF OFFICIAL PLANS TO PROVINCIAL POLICY STATEMENTS

The table below compares the key elements of the former and amended Provincial Policy Statements on Housing to the housing policies contained in the existing Official Plans currently in effect in the City of Greater Sudbury.

Table 107: Existing Clauses of the Various Official Plans by Topic and Comparison of Former Provincial Policy Statement to New Statement

Topic	Former Provincial Policy Statement	New Provincial Policy Statement	Former Regional Municipality of Sudbury	Former City of Sudbury
Housing Goals	"Have regard to" policies which encouraged housing to be affordable to low and moderate income households	"Be consistent with" policies requiring municipalities to provide for a full range of housing types and densities to meet projected demographic, market and special needs requirements	Series of objectives focused on meeting Regional housing needs (including the special needs of the elderly, handicapped and students), achieving stability in the Regional housing market and increasing the life span of existing housing	Plan sets out series of principles upon which affordable housing will be based – conversion and rehabilitation of existing stock, flexible land use policies encouraging redevelopment and conversion and encouraging profit and non-profit ventures to meet the needs of lower income groups. Plan contains objective "to adopt policies which encourage the provision of affordable housing in the Community."
Housing Targets / Affordability	No targets, No definition of affordability	Identify minimum targets for provision of housing affordable to low and moderate income households	No specific targets No definition of 'affordable'	Specific unit targets: 330 new ownership units per year; 100 new rental dwellings per year through conversion or new construction; rehabilitation of 100 housing units per year; 50 new senior citizen units per year for 10 years; conversion of 10% per year vacant Class B office space in downtown into dwelling units over 10

Table 107: Existing Clauses of the Various Official Plans by Topic and Comparison of Former Provincial Policy Statement to New Statement

Topic	Former Provincial Policy Statement	New Provincial Policy Statement	Former Regional Municipality of Sudbury	Former City of Sudbury
				years. No specific definition of "affordable"
Intensification/Land Supply	The existing PPS refers to 10-year supply of land and 3-year supply of lots and also encourages intensification (1.2.1)	All municipalities to permit/facilitate all forms of intensification Maintain a 10 year supply of designated land and a 3 year supply of draft approved and registered lots	Plan contains policies to "ensure that an adequate supply of serviced land is available in various locations"; Where land is not readily available, Region will release municipally-owned serviced land for housing; Region will undertake program of land acquisition to introduce competition to land market, stimulate housing construction and provide land for medium and low income housing; In O.P. Chapter 3 (Pattern of Development), Policy Objective 3.3 c. "control urban sprawl and scattered rural residential development"	Encourage conversion of vacant commercial space; Maintain an inventory of vacant sites for infilling; Promote housing in Metro Centre; Strong emphasis on conversion, rehabilitation and redevelopment; Continue land banking program; Introduce competition into the land market when the supply is withheld
Diversity	The existing PPS does refer to the provision of a full range of housing types and densities (1.2.1)	Permit and facilitate all forms of housing required to meet the social, health and well-being requirements, including special needs, of current and future residents	Make provision for a variety of appropriate housing types in various locations, designed to meet the special housing requirements for the elderly, students, handicapped and low-income groups	Encourage a wider mix of types; Preserve strategic sites for medium and high density use; Encourage the provision of smaller dwellings/households

Table 107: Existing Clauses of the Various Official Plans by Topic and Comparison of Former Provincial Policy Statement to New Statement

Topic	Former Provincial Policy Statement	New Provincial Policy Statement	Former Regional Municipality of Sudbury	Former City of Sudbury
Residential Development Standards	Existing PPS does refer to development standards which are cost effective (1.2.1 e)	Establish development standards which minimize the costs of housing and facilitate compact form, while maintaining appropriate levels of public health and safety	Reduce the cost of housing by means of good community design, land banking, new standards and innovative construction methods; Approve and/or undertake innovative and experimental housing programs especially suited to local conditions. In such cases, planning and design principles shall be considered in judging the individual merits of proposed programs.	The Sudbury Secondary Plan refers to several residential development standards such as improving neighbourhood design and community linkages, physical design principles for housing, etc.
Special Needs Housing	N/A	Permit and facilitate special needs housing	Make provision for a variety of appropriate housing types in various locations, designed to meet the special housing requirements for the elderly, students, handicapped and low-income groups; Cooperate with all public and private agencies working with persons and groups having special housing requirements in providing special housing units designed to their specific requirements; Integrate rent-geared-to-income and special housing units within existing neighbourhoods and settlements throughout the	Assist in providing locations for group homes; Urge Laurentian and Cambrian to provide more student housing

Table 107: Existing Clauses of the Various Official Plans by Topic and Comparison of Former Provincial Policy Statement to New Statement

Topic	Former Provincial Policy Statement	New Provincial Policy Statement	Former Regional Municipality of Sudbury	Former City of Sudbury
			Region on a scale compatible with the neighbourhood design; Encourage development of seniors housing close to activity centres and within access of transit routes; Ensure an adequate supply of student housing in close proximity to Laurentian University and Cambrian College.	
Topic	**Nickel Centre**	**Onaping Falls**	**Rayside-Balfour**	**Valley East**
Housing Goals	Encourage the development of moderately priced housing to serve first time buyers	Ensuring that opportunities are created for affordable housing by ensuring a mix of types	Encourage forms and densities designed to be affordable to moderate and low income households	N/A
Housing Targets	N/A	N/A	N/A	N/A
Intensification/Land Supply	N/A	Encouraging infill, redevelopment and residential intensification; 10 year supply of residential land; three year supply of lots	Encourage residential intensification; 10 year supply of residential land; three year supply of lots	N/A
Diversity	Encourage innovative residential development including diversified tenure, type, lot size and subdivision design so as to be competitively priced	Encourage a range of lot sizes and densities	Encourage a range of housing types	N/A

Table 107: Existing Clauses of the Various Official Plans by Topic and Comparison of Former Provincial Policy Statement to New Statement

Topic	Former Provincial Policy Statement	New Provincial Policy Statement	Former Regional Municipality of Sudbury	Former City of Sudbury
Residential Development Standards		Establish development standards which minimize the costs of housing and facilitate compact form, while maintaining appropriate levels of public health and safety		
Special Needs Housing	Group Homes permitted in all residential areas	Group homes permitted in all residential areas	Group homes permitted in all residential areas	Group Homes are permitted in single detached dwellings in all residential areas; non-single detached dwellings require a rezoning unless the entire building is used as a group home.
Topic	**Walden**	**Capreol**		
Housing Goals	N/A	N/A		
Housing Targets	N/A	N/A		
Intensification/Land Supply	N/A	Encourage infilling in vacant areas to fully utilize existing services		
Diversity	N/A	N/A		
Residential Development Standards		Establish development standards which minimize the costs of housing and facilitate compact form, while maintaining appropriate levels of public health and safety		
Special Needs Housing	Housing for special needs will be integrated with other residential areas	N/A		

The above comparisons demonstrate that the Regional Official Plan and the Sudbury Secondary Plan each incorporate a range of policies consistent with the intent of the new Provincial Policy Statement. Official Plans for smaller communities pay much less attention to housing issues. Indeed, most do not contain separate housing policy sections or overall housing policies.

The major gap in all of the plans in relation to the new Provincial Policy Statement is a lack of specific targets for the provision of affordable housing, as well as a lack of a definition of affordable housing itself. Most of the plans do encourage a range of housing types to meet needs and the Regional Plan, in particular, pays strong attention to special needs housing. The Regional Official Plan, the Sudbury Secondary Plan and some of the Plans in smaller communities such as Capreol and Onaping, demonstrate a willingness to consider alternative development standards. Intensification, redevelopment and conversion represent significant components of the housing policy section of the Sudbury Secondary Plan and are also well supported in the Regional Plan, the Onaping Plan, the Rayside-Balfour Plan and the Capreol Plan.

From this review, it is clear that the major gap to be addressed in the new City of Greater Sudbury Official Plan is the inclusion of targets for affordable housing and a definition of affordable housing. Given the widespread support already evident in most of the plans for the other elements of the Provincial Policy Statement, the Housing Policy Section of the new City of Greater Sudbury Official Plan should continue to support most of the same basic goals, objectives and policies as those already in place. In addition, the new Official Plan needs to consider additional policies to address other issues and needs that have been identified in the housing needs analysis conducted over the course of this study.

Below we summarize the housing needs identified over the course of the study and then proceed to suggest policy directions and options for the Housing Policy Section of the new City of Greater Sudbury Official Plan.

14.1 Summary of Housing Needs and Issues to be Addressed in the Official Plan

The housing analysis conducted for this study included an analysis of population and household characteristics, existing housing stock, the home ownership market, the rental housing market, and special needs housing. The analysis also identified population and housing projections and analyzed the City's ability to meet the identified needs based on the inventory of designated and available lands and servicing capacity. The analysis also demonstrated the links between meeting housing needs and realizing the economic development goals of the City. This analysis has identified a range of housing needs and issues to be addressed through Official Plan policies and possibly other City initiatives.

Below we summarize the key conclusions arising from the housing analysis. We then suggest possible Official Plan Housing Policy directions and options aimed at providing a policy framework through which the City of Greater Sudbury can contribute to meeting these needs. Consideration also needs to be extended to the new proposed Provincial Policy Statement on Housing as introduced earlier in this report.

Several key conclusions emanating from the housing needs analysis should be considered when formulating new Official Plan Housing Policies:

1. there is a need to address the housing requirements of a growing seniors population

2. despite the number of affordable resale homes on the market, there are a number of factors pointing to a strong demand for affordable housing

3. some segments of the population require rental subsidies to meet their housing needs

4. there is a need to promote a mix of housing types in order to develop new housing stock which is more diversified and affordable to a range of household incomes.

5. there is a need to monitor the condition of the housing stock, especially the rental housing stock

6. there is a need to maintain a supply of lands suitably zoned and available for rental housing development

7. the provision of emergency shelters and services needs to be addressed

8. there is a lack of transitional housing throughout Greater Sudbury

9. there is a demand for accessible units and supportive housing throughout greater Sudbury

10. there is a need to monitor the increased pressure from out-of-town students on the local housing market

11. affordable housing and services for native persons is a concern given their over-representation as part of the homeless population

15 OFFICIAL PLAN POLICY DISCUSSION

The Official Plan for the City of Greater Sudbury should provide policies that will assist in addressing the above housing needs and issues. Below we discuss approaches and options through which this can be done.

The following section sets out a suggested background for the housing policy section of the Official Plan.

- ***Background***

Adequate and affordable housing for all residents is the fundamental building block of a healthy, liveable community. It is also a key contributor to individual success at school, in the workplace and in the community. These Official Plan policies have been designed to contribute to improving the availability of housing for all current and future residents of the City of Greater Sudbury.

At the same time, the City's Economic Development Strategic Plan is aimed at creating an environment for citizens to prosper and experience a satisfying quality of life. Housing policies are needed which reinforce the efforts of the City and its community partners to achieve this important mission.

Changing demographics are also bringing new pressures to local housing markets. The aging of the population is giving rise to growing demand for various forms of senior citizen housing. Many of these seniors require affordable forms of accommodation that are also suited to the physical challenges of aging individuals.

Declining household sizes are contributing to the need for a greater number of smaller housing units and greater diversity in housing type and form. Shifts in local employment markets away from primary occupations towards lower paying service and retail jobs are contributing to lower average incomes in the Greater Sudbury area, creating the need for an increased supply of affordable units. The growing incidence of special needs such as persons with mental illness, persons with developmental delays and the frail elderly are likewise creating further pressures on the housing market to provide not only a growing range of housing types, but also to provide increasing levels of support services to enable these individuals to cope with day-to-day living. The upswing in enrolments at local post-secondary educational institutions is adding further to the demand for affordable housing for the City's growing student population.

Accessibility is a further key challenge in the housing market. As the population continues to age, mobility issues and barrier-free housing will become increasingly important.

The existing housing stock itself presents further challenges. With an age well above the Ontario average, significant ongoing efforts are needed to maintain this stock in good repair.

Homelessness and low income households remain a concern in Greater Sudbury. Current Census data find some 14% of the population living in poverty (below the Statistics Canada Low Income Cutoff). A total of 43% of renters are paying more than 30% of household income on shelter, with 22% paying more than half of their income on rent. The City's Social Housing Waiting List now exceeds 1,400 applicants. This total includes approximately 200 unit upgrades and 200 market renters. Few new social housing units have been added to the affordable housing supply over the past decade.

Because of the cyclical nature of the local economy, there is difficulty in projecting future growth and uncertainty about the need for additional lands for housing development. At the same time, the City of Greater Sudbury must minimize the cost of expanding municipal infrastructure and take advantage of opportunities for utilization of existing infrastructure by means of intensification, conversion and redevelopment. The new Provincial Policy Statement supports municipal policy that promotes and encourages intensification as a key approach to meeting housing needs.

- ***Definition of Affordable Housing***

The new Provincial Policy Statement on Housing presents the following definition:

a. in the case of ownership housing, the least expensive of:

i. 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[2]; or

ii. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the City of Greater Sudbury;

b. in the case of rental housing, the least expensive of:

i. a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households[3]; or

ii. a unit for which the rent is at or below the average market rent of a unit in the City of Greater Sudbury.

[2] Low and moderate income households mean households with incomes in the lowest 60 percent of income distribution for owner households in the City of Greater Sudbury.
[3] Low and moderate income households mean households with incomes in the lowest 60 percent of income distribution for renter households in the City of Greater Sudbury.

- ***Affordable Housing Targets***

The new Provincial Policy Statement on Housing not only presents a definition of affordable housing, but also requires the identification of minimum targets for the provision of housing which is affordable to low and moderate income households. The housing needs analysis which comprises Part One of this study proposes annual targets based on alternative scenarios of growth. A suggested mix of housing types could be comprised of 50–60 % single detached dwellings, 15% semi-detached and row housing, and 25-35% apartment dwellings. A desirable tenure mix of 70% ownership and 30% rental is also proposed.

Based on an analysis of MLS data as of September 2004, 44% of homes listed for sale in Greater Sudbury were priced below $100,000. A second tabulation as of February 2005 found 43% of listings priced under $100,000. These results indicate that a significant proportion of resale homes in the City are priced at or below the affordable ownership housing price of $106,000 that has been calculated based on the “least expensive” criterion of the Provincial Policy Statement on Housing (i.e., 10% below average resale price). While this existing housing stock represents a good supply of affordable ownership housing in the City, the same cannot be said about new home construction. In 2004, the average price of a new single detached dwelling in Greater Sudbury was $208,283 based on CMHC data.

Given that a significant proportion of resale housing is already selling at or below the replacement cost, it is unlikely that more housing units can be produced at this price point. Therefore, meeting housing targets under this definition of affordable housing will be a significant challenge for this community.

Similar challenges exist in the rental housing market, which has seen very little new construction over the last decade. Despite a recent drop in the vacancy rate, average rents in the City of Greater Sudbury remain well-below the Ontario average. Based on the definition set out in the Provincial Policy Statement on Housing, it will be difficult to provide affordable rental units without some form of subsidization.

- ***Intensification and Land Supply***

Residential intensification is an important component of the new Provincial Policy Statement. The following policy options are recommended:

a) Place priority on meeting housing targets by means of intensification within existing established urban areas.

b) Provide support for conversion, infill and redevelopment as an efficient form of land development.

c) Maintain at all times a supply of lands designated and available for residential development sufficient to accommodate residential growth for a minimum of 10 years.

d) Maintain at all times, where new development is to occur, land with servicing capacity sufficient to provide at least a 3 year supply of residential lands in draft approved and registered plans, or in cases of residential intensification and redevelopment, lands suitably zoned and available.

e) Consider the creation of second suites as a means of meeting affordable housing targets through intensification.

f) Promote the provision of housing in Downtown Sudbury due to its proximity to services, amenities and employment.

g) Encourage housing development through conversion of vacant commercial space and will participate actively in federal and provincial programs to facilitate such activity.

h) Consider operating a land banking program for the purposes of acquiring, subdividing, servicing and releasing land for housing, to introduce competition into the land market when appropriate and to help provide sites for affordable housing.

i) Maintain an inventory of vacant sites suitable for infilling and disseminate information to local builders.

j) Consider establishing a Housing First policy whereby surplus municipal properties are made available at minimal cost for affordable housing prior to being considered for other uses.

- ***Diversity in Housing Type and Form***

To encourage a greater mix of housing type and tenure, several housing policy options should be considered:

a) Encourage a wide range of housing types and forms suitable to meet the housing needs of all current and future residents.

b) Encourage production of smaller (one and two bedroom) units to accommodate the growing number of smaller households.

c) Promote a range of housing types suitable to the needs of senior citizens.

d) Consider policies that discourage the downzoning of existing medium and high density sites.

- ***Housing to Support the City's Economic Development Strategy***

The City of Greater Sudbury should encourage housing providers to pursue housing opportunities that support the City's Economic Development Strategy and its mission of creating an environment for citizens to prosper and experience a satisfying quality of life. Such policies could include:

a) Promoting residential development in Downtown Sudbury and other town centres as a stimulus to downtown revitalization, small business development and the promotion of arts & culture.

b) Supporting a range of housing types available to seniors, retirees, and younger cohorts by encouraging the development of alternative housing options and exploring opportunities for lifestyle housing targeted to niche markets.

c) Considering intensified residential development at main commercial nodes in the City as a means of promoting urban redevelopment and achieving effective residential intensification.

- ***Accessibility***

Based on the work of the Accessibility Advisory Committee, the City of Greater Sudbury should continue to support and promote accessibility within the housing market stock through:

a) Encouraging all housing providers to design and develop barrier-free housing.

b) Working with community-based accessibility organizations to disseminate information to housing providers on approaches to the provision of barrier-free housing.

c) Monitoring 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.

- ***Innovation in Housing Design and Development***

Innovation in housing design and development that minimizes costs in the production of affordable housing should be supported and promoted by the City of Greater Sudbury. This could be achieved by:

a) Permitting alternative development standards where appropriate.

b) Encouraging innovative forms of multiple housing and converted dwellings in order to achieve cost efficiencies in the provision of housing.

c) Encouraging innovation in housing tenure and financing.

d) Disseminating information to private and non-profit housing providers about new ideas and approaches to the design and development of affordable housing.

e) Encouraging self-help housing groups that have the capacity to design and develop affordable forms of housing.

f) Encouraging innovative techniques and approaches to energy efficiency in housing design and development in order to reduce energy consumption and lower long term operating costs.

- ***Maintaining the Housing Stock***

The existing housing stock should provide acceptable levels of health and safety to all current and future residents. This could be achieved by:

a) Enforcing property maintenance standards in all forms of housing throughout the City.

b) Making full use of all federal and provincial improvement, rehabilitation and housing assistance programs to maintain and upgrade existing housing stock throughout the City.

c) Encouraging homeowners and landlords to explore and adopt measures to improve energy efficiency in existing dwellings in order to reduce energy consumption and lower long term operating costs and disseminating information on new ideas and techniques for this purpose.

- ***Supportive Housing***

Surveys conducted as part of the housing needs analysis identified supportive housing needs facing the City of Greater Sudbury. These needs could be addressed through Official Plan policies by:

a) Facilitating the provision for a variety of appropriate housing types in various locations designed to meet supportive housing requirements for the elderly, students, persons with physical disabilities and others with special needs.

b) Cooperating with all public, non-profit and private agencies working with persons and groups having supportive housing requirements in providing special housing units designed and located to their specific requirements.

c) Integrating supportive housing within existing neighbourhoods and communities throughout the City on a scale compatible with neighbourhood design.

d) Working with local post-secondary institutions to support expansion of the supply of student housing on campus and in close proximity to these institutions.

- ***Homelessness***

The Official Plan can provide support for the Homelessness Initiative by adopting policies such as:

a) Supporting the provision of shelters and other temporary housing facilities as required in cooperation with local emergency housing providers.

b) Supporting 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.

c) Supporting the expansion of the supply of permanent affordable housing to ultimately provide a suitable and affordable living environment for individuals experiencing homelessness or at risk of homelessness.

d) Providing ongoing education to the community about the needs of homeless individuals and potential solutions to homelessness.

e) Monitor the homelessness situation and identify programs and initiatives for meeting identified needs.

- ***Housing Partnerships***

The City of Greater Sudbury should consider partnerships with the public, private and non-profit sectors to address local affordable housing needs through:

a) Identifying all available federal and provincial housing assistance programs on an ongoing basis and pursuing available funding where appropriate to help meet local affordable housing needs.

b) Identifying support service programs to assist those in need and pursuing available funding where appropriate.

c) Offering incentives where appropriate under the Municipal Act, the Planning Act and other such legislative authorities to facilitate the provision of affordable housing by private and non-profit housing providers.

d) Assisting local housing providers in accessing federal and provincial housing assistance programs where appropriate.

e) Advocating for change in federal and provincial policies, programs and regulations where appropriate to help meet local housing needs

- ***Monitoring the Market***

The City of Greater Sudbury should measure the effectiveness of its policies through:

a) Monitoring annual housing market conditions based on data available from Statistics Canada, CMHC and the Housing Services Section (social housing waiting list)

b) Considering reviewing housing targets and policies every five years coinciding with the release of new Census data.

APPENDICES

APPENDIX 1: Household Income Ranges by Sub-Area, Based on 2000 Incomes

	Capreol		Nickel Centre		Onaping Falls	
	#	%	#	%	#	%
Under $10,000	80	5.8	185	4.0	90	4.8
$10,000 - $19,999	215	15.5	575	12.4	180	9.7
$20,000 - $29,999	145	10.4	455	9.8	200	10.7
$30,000 - $39,999	150	10.8	505	10.8	165	8.8
$40,000 - $49,999	185	13.3	565	12.1	200	10.7
$50,000 - $59,999	150	10.8	550	11.8	240	12.9
$60,000 - $69,999	120	8.6	485	10.4	165	8.8
$70,000 - $79,999	105	7.6	380	8.2	160	8.6
$80,000 - $89,999	80	5.8	240	5.2	145	7.8
$90,000 - $99,999	55	4.0	240	5.2	105	5.6
$100,000 and over	105	7.6	475	10.2	215	11.5
All households	**1,390**	**100.0**	**4,655**	**100.0**	**1,865**	**100.0**
Income Range	**Rayside-Balfour**		**Sudbury**		**Valley East**	
	#	%	#	%	#	%
Under $10,000	420	7.4	3,400	9.1	255	3.3
$10,000 - $19,999	695	12.3	6,340	17.0	725	9.5
$20,000 - $29,999	615	10.9	4,930	13.2	565	7.4
$30,000 - $39,999	700	12.4	4,210	11.3	915	12.0
$40,000 - $49,999	565	10.0	3,540	9.5	770	10.1
$50,000 - $59,999	425	7.5	2,995	8.0	765	10.0
$60,000 - $69,999	470	8.3	2,580	6.9	710	9.3
$70,000 - $79,999	415	7.4	1,865	5.0	740	9.7
$80,000 - $89,999	380	6.7	1,625	4.3	540	7.1
$90,000 - $99,999	305	5.4	1,335	3.6	425	5.6
$100,000 and over	655	11.6	4,575	12.2	1,215	15.9
All households	**5,645**	**100.0**	**37,395**	**100.0**	**7,625**	**100.0**

APPENDIX 1: Household Income Ranges by Sub-Area, Based on 2000 Incomes

Income Range	Walden		Regional Municipality of Sudbury (Former Region)		New Townships	
	#	%	#	%		
Under $10,000	130	3.4	4,560	7.3	10	2.1
$10,000 - $19,999	340	8.9	9,070	14.5	60	12.4
$20,000 - $29,999	280	7.4	7,195	11.5	35	7.2
$30,000 - $39,999	435	11.4	7,090	11.4	55	11.3
$40,000 - $49,999	330	8.7	6,155	9.9	60	12.4
$50,000 - $59,999	390	10.2	5,510	8.8	30	6.2
$60,000 - $69,999	220	5.8	4,750	7.6	55	11.3
$70,000 - $79,999	325	8.5	3,985	6.4	50	10.3
$80,000 - $89,999	330	8.7	3,335	5.3	50	10.3
$90,000 - $99,999	240	6.3	2,705	4.3	25	5.2
$100,000 and over	785	20.6	8,020	12.9	55	11.3
All households	**130**	**3.4**	**4,560**	**7.3**	**10**	**2.1**

Income Range	City of Greater Sudbury		Ontario	
Under $10,000	4,570	7.3	204,405	4.9
$10,000 - $19,999	9,130	14.5	446,210	10.7
$20,000 - $29,999	7,230	11.5	426,750	10.3
$30,000 - $39,999	7,150	11.4	431,860	10.4
$40,000 - $49,999	6,210	9.9	409,895	9.9
$50,000 - $59,999	5,540	8.8	375,490	9.0
$60,000 - $69,999	4,805	7.6	352,640	8.5
$70,000 - $79,999	4,035	6.4	299,825	7.2
$80,000 - $89,999	3,385	5.4	249,370	6.0
$90,000 - $99,999	2,725	4.3	202,745	4.9
$100,000 and over	8,080	12.9	753,440	18.1
All households	**62,860**	**100.0**	**4,152,630**	**100.0**

Source: Statistics Canada 2001 Census

APPENDIX 2: : Household Income Ranges by Sub-Area, Based on 1995 Incomes

	Capreol		Nickel Centre		Onaping Falls	
	#	%	#	%	#	%
Under $10,000	95	6.8	220	4.8	135	7.1
$10,000 - $19,999	235	16.7	585	12.7	235	12.3
$20,000 - $29,999	155	11.0	480	10.5	195	10.2
$30,000 - $39,999	205	14.6	475	10.3	240	12.6
$40,000 - $49,999	160	11.4	630	13.7	115	6.0
$50,000 - $59,999	150	10.7	545	11.9	180	9.4
$60,000 - $69,999	95	6.8	475	10.3	155	8.1
$70,000 - $79,999	115	8.2	375	8.2	235	12.3
$80,000 - $89,999	60	4.3	315	6.9	85	4.5
$90,000 - $99,999	60	4.3	195	4.2	140	7.3
$100,000 and over	75	5.3	295	6.4	190	10.0
All households	**1,405**	**100.0**	**4,590**	**100.0**	**1,905**	**100.0**
Income Range	**Rayside-Balfour**		**Sudbury**		**Valley East**	
	#	%	#	%	#	%
Under $10,000	355	6.3	3,655	9.5	315	4.2
$10,000 - $19,999	980	17.4	7,640	19.8	735	9.8
$20,000 - $29,999	650	11.6	5,245	13.6	750	10.0
$30,000 - $39,999	525	9.3	4,220	11.0	700	9.3
$40,000 - $49,999	565	10.1	3,500	9.1	880	11.7
$50,000 - $59,999	555	9.9	3,255	8.5	885	11.8
$60,000 - $69,999	500	8.9	2,835	7.4	920	12.3
$70,000 - $79,999	455	8.1	1,855	4.8	745	9.9
$80,000 - $89,999	365	6.5	1,730	4.5	620	8.3
$90,000 - $99,999	225	4.0	1,150	3.0	290	3.9
$100,000 and over	445	7.9	3,410	8.9	670	8.9
All households	**5,620**	**100.0**	**38,495**	**100.0**	**7,510**	**100.0**

APPENDIX 2: : Household Income Ranges by Sub-Area, Based on 1995 Incomes

Income Range	Walden		Regional Municipality of Sudbury		Ontario	
	#	%	#	%		
Under $10,000	90	2.5	4,870	7.7	237,295	6.2
$10,000 - $19,999	280	7.7	10,690	16.9	547,170	14.2
$20,000 - $29,999	415	11.4	7,880	12.5	467,775	12.1
$30,000 - $39,999	370	10.2	6,735	10.7	446,210	11.6
$40,000 - $49,999	380	10.5	6,235	9.9	418,825	10.9
$50,000 - $59,999	420	11.6	5,990	9.5	379,710	9.8
$60,000 - $69,999	390	10.7	5,365	8.5	329,615	8.5
$70,000 - $79,999	365	10.0	4,140	6.6	263,030	6.8
$80,000 - $89,999	250	6.9	3,425	5.4	201,330	5.2
$90,000 - $99,999	250	6.9	2,315	3.7	145,910	3.8
$100,000 and over	425	11.7	5,515	8.7	419,715	10.9
All households	**3,635**	**100.0**	**63,160**	**100.0**	**3,856,585**	**100.0**

Source: Statistics Canada 1996 Census

APPENDIX 3: Property Maintenance Complaints, Regional Municipality of Sudbury 1994 – 2000 and City of Greater Sudbury 2001 - 2003

Area	Complaint	Year										10-yr
		1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	total
Capreol	Fencing complaints	-	-	-	-	-	-	-	2	-	-	2
	Garbage	-	-	-	-	-	-	-	3	9	12	24
	Heat	-	-	-	-	-	-	-	-	1	-	1
	Snow removal	-	-	-	-	-	-	-	-	-	1	1
	Trees	-	-	-	-	-	-	-	-	-	-	-
	Clearing of grounds	-	-	-	-	-	-	-	2	1	1	4
	Landlord & tenant complaint	-	-	-	2	2	-	4	16	6	6	36
	General p.s. complaint	-	-	-	2	-	2	28	14	18	30	94
	Total	**-**	**-**	**-**	**4**	**2**	**2**	**32**	**37**	**35**	**50**	**162**
Nickel Centre	Fencing complaints	-	-	-	4	2	-	6	2	5	14	33
	Garbage	-	-	-	-	-	-	-	7	13	14	34
	Heat	-	-	-	-	-	-	-	-	1	3	4
	Snow removal	-	-	-	-	-	-	-	7	5	2	14
	Trees	-	-	-	-	-	-	-	2	2	-	4
	Clearing of grounds	-	-	-	-	-	-	-	2	5	3	10
	Landlord & tenant complaint	-	-	8	8	6	8	14	32	16	34	126
	General p.s. complaint	26	18	14	50	32	20	16	62	60	48	346
	Total	**26**	**18**	**22**	**62**	**40**	**28**	**36**	**114**	**107**	**118**	**571**
Onaping Falls	Fencing complaints	-	-	4	2	-	4	-	2	-	-	12
	Garbage	-	-	-	-	-	-	-	2	3	4	9
	Snow removal	-	-	-	-	-	-	-	-	-	-	-
	Trees	-	-	-	-	-	-	-	-	-	-	-
	Clearing of grounds	-	-	-	-	-	-	-	-	-	-	-
	Landlord & tenant complaint	-	-	2	4	4	2	10	2	4	2	30
	General p.s. complaint	-	2	4	2	4	6	10	24	16	18	86
	Total	**-**	**2**	**10**	**8**	**8**	**12**	**20**	**30**	**23**	**24**	**137**
Rayside-Balfour	Fencing complaints	-	-	4	-	-	-	-	9	13	4	30
	Garbage	-	-	-	-	-	-	-	7	15	15	37

APPENDIX 3: Property Maintenance Complaints, Regional Municipality of Sudbury 1994 – 2000 and City of Greater Sudbury 2001 - 2003

Area	Complaint	Year										10-yr
		1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	total
	Heat	-	-	-	-	-	-	-	-	-	-	-
	Snow removal	-	-	-	-	-	-	-	10	13	2	25
	Trees	-	-	-	-	-	-	-	-	3	-	3
	Clearing of grounds	-	-	-	-	-	-	-	-	1	3	4
	Landlord & tenant complaint	-	-	10	6	14	8	12	28	18	32	128
	General p.s. complaint	8	6	8	16	8	6	16	44	60	48	220
	Total	**8**	**6**	**22**	**22**	**22**	**14**	**28**	**98**	**123**	**104**	**447**
Sudbury	Fencing complaints	4	2	30	16	14	14	24	41	39	33	217
	Garbage	123	115	156	109	108	83	61	89	186	245	1275
	Heat	2	1	1	1	-	-	-	5	11	5	26
	Snow removal	40	64	100	129	44	41	63	113	97	51	742
	Trees	2	-	1	2	-	2	2	3	13	3	28
	Clearing of grounds	91	41	41	48	50	40	20	8	31	34	404
	Landlord & tenant complaint	-	-	114	96	114	192	222	414	356	456	1964
	General p.s. complaint	106	160	208	158	202	244	260	480	426	450	2694
	Total	**368**	**383**	**651**	**559**	**532**	**616**	**652**	**1153**	**1159**	**1277**	**7350**
Valley East	Fencing complaints	-	-	8	4	6	6	10	7	14	5	60
	Garbage	-	-	-	-	-	-	-	10	14	30	54
	Snow removal	-	-	-	-	-	-	-	3	10	7	20
	Trees	-	-	-	-	-	-	-	-	2	1	3
	Clearing of grounds	-	-	-	-	-	-	-	3	6	2	11
	Landlord & tenant complaint	-	-	2	4	12	6	8	18	10	24	84
	General p.s. complaint	6	8	4	12	14	18	16	58	58	72	266
	Total	**6**	**8**	**14**	**20**	**32**	**30**	**34**	**99**	**114**	**141**	**498**
Walden	Fencing complaints	-	-	-	-	-	-	6	4	-	-	10
	Garbage	-	-	-	-	-	-	-	1	7	11	19
	Heat	-	-	-	-	-	-	-	-	-	-	-
	Snow removal	-	-	-	-	-	-	-	1	-	-	1

APPENDIX 3: Property Maintenance Complaints, Regional Municipality of Sudbury 1994 – 2000 and City of Greater Sudbury 2001 - 2003

Area	Complaint	Year										10-yr
		1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	total
	Trees	-	-	-	-	-	-	-	-	-	-	-
	Clearing of grounds	-	-	-	-	-	-	-	1	1	2	4
	Landlord & tenant complaint	-	-	2	4	-	-	4	6	4	2	22
	General p.s. complaint	-	2	6	6	10	10	12	18	14	18	96
	Total	**-**	**2**	**8**	**10**	**10**	**10**	**22**	**31**	**26**	**33**	**152**
RMS/CGS		**Regional Municipality of Sudbury**							**City Of Greater Sudbury**			
	Fencing complaints	4	2	46	26	22	24	46	67	71	56	364
	Garbage	123	115	156	109	108	83	61	119	247	331	1,452
	Heat	2	1	1	1	-	-	-	5	13	8	31
	Snow removal	40	64	100	129	44	41	63	134	125	63	803
	Trees	2	-	1	2	-	2	2	5	20	4	38
	Clearing of grounds	91	41	41	48	50	40	20	16	45	45	437
	Landlord & tenant complaint	-	-	138	124	152	216	274	516	414	556	2390
	General p.s. complaint	146	196	244	246	270	306	358	700	652	684	3802
	Grand Total	**408**	**419**	**727**	**685**	**646**	**712**	**824**	**1,562**	**1,587**	**1,747**	**9,317**

Source: Special tabulation of Complaints Management System; Bylaw Enforcement Section, City of Greater Sudbury (October 5, 2004).

Note: Property maintenance complaints for the new townships (previously unorganized areas now part of the new City) are included under Sudbury. Prepared by the Community & Strategic Planning Section, City of Greater Sudbury.

APPENDIX 4 : Rented Dwellings by Housing Structure by Sub Area and Ontario (2001)

House Structure	Capreol			Nickel Centre		
	Total Stock	# Rented	% Rented	Total	# Rented	% Rented
Single-detached house	1,185	170	14.3	3,680	305	8.3
Semi-detached house	30	10	33.3	185	50	27.0
Row house	15	15	100.0	85	70	82.4
Apartment, detached duplex	10	10	100.0	215	120	55.8
Apartment, 5+ storeys	0	0	-	65	10	15.4
Apartment, less than five storeys	125	125	100.0	345	345	100.0
Other single-attached house	30	30	100.0	10	0	0.0
Movable dwelling	0	0	-	85	10	11.8
Total	**1,395**	**360**	**25.8**	**4,670**	**910**	**19.5**
House Structure	**Onaping Falls**			**Rayside-Balfour**		
	Total Stock	**# Rented**	**% Rented**	**Total**	**# Rented**	**% Rented**
Single-detached house	1,625	80	4.9	3,975	400	10.1
Semi-detached house	110	35	31.8	330	200	60.6
Row house	10	10	100.0	295	210	71.2
Apartment, detached duplex	0	0	-	350	220	62.9
Apartment, 5+ storeys	10	10	100.0	20	20	100.0
Apartment, less than five storeys	100	85	85.0	675	640	94.8
Other single-attached house	0	0	-	0	0	-
Movable dwelling	20	0	0.0	0	0	-
Total	**1,875**	**220**	**11.7**	**5,645**	**1,690**	**29.9**
House Structure	**Sudbury**			**Valley East**		
	Total Stock	**# Rented**	**% Rented**	**Total**	**# Rented**	**% Rented**
Single-detached house	19,690	2,220	11.3	6,650	530	8.0
Semi-detached house	2,220	785	35.4	205	110	53.7
Row house	1,955	1,810	92.6	165	165	100.0
Apartment, detached duplex	2,550	1,765	69.2	85	45	52.9
Apartment, 5+ storeys	3,970	3,840	96.7	0	0	-
Apartment, less than five storeys	6,790	6,280	92.5	315	240	76.2
Other single-attached house	65	55	84.6	0	0	-
Movable dwelling	140	40	28.6	215	25	11.6
Total	**37,380**	**16,795**	**44.9**	**7,635**	**1,115**	**14.6**

House Structure	Walden			City of Greater Sudbury		
	Total Stock	# Rented	% Rented	Total	# Rented	% Rented
Single-detached house	3,300	180	5.5	40,565	3,920	9.7
Semi-detached house	170	10	5.9	3,230	1,200	37.2
Row house	15	0	0.0	2,550	2,290	89.8
Apartment, detached duplex	0	0	-	3,210	2,150	67.0
Apartment, 5+ storeys	105	105	100.0	4,105	3,975	96.8
Apartment, less than five storeys	155	145	93.5	8,565	7,865	91.8
Other single-attached house	0	0	-	100	85	85.0
Movable dwelling	50	0	0.0	540	80	14.8
Total	**3,795**	**440**	**11.6**	**62,865**	**21,565**	**34.3**
House Structure	**New Townships**			**Ontario**		
	Total Stock	**# Rented**	**% Rented**	**Total**	**# Rented**	**% Rented**
Single-detached house	460	35	7.6	2,400,125	196,255	8.2
Semi-detached house	10	10	100.0	262,690	61,070	23.2
Row house	0	0	-	306,760	128,105	41.8
Apartment, detached duplex	0	0	-	87,790	58,435	66.6
Apartment, 5+ storeys	0	0	-	672,720	538,620	80.1
Apartment, less than five storeys	0	0	-	398,450	346,585	87.0
Other single-attached house	0	0	-	12,160	7,975	65.6
Movable dwelling	30	10	33.3	11,945	1,805	15.1
Total	**500**	**55**	**11.0**	**4,152,640**	**1,338,850**	**32.2**

Source: Statistics Canada, Special Tabulation - 2001 Census

APPENDIX 5: Renter Household Income Ranges and Sub-Area, Based on 2000 Incomes

	Capreol		Nickel Centre		Onaping Falls	
	#	%	#	%	#	%
Under $10,000	60	17.1	110	12.4	20	9.3
$10,000 - $19,999	110	31.4	240	27.1	90	41.9
$20,000 - $29,999	45	12.9	155	17.5	35	16.3
$30,000 - $39,999	45	12.9	135	15.3	15	7.0
$40,000 - $49,999	35	10.0	100	11.3	15	7.0
$50,000 - $59,999	30	8.6	55	6.2	15	7.0
$60,000 - $69,999	15	4.3	55	6.2	10	4.7
$70,000 - $79,999	0	0.0	20	2.3	15	7.0
$80,000 - $89,999	0	0.0	0	0.0	0	0.0
$90,000 - $99,999	10	2.9	0	0.0	0	0.0
$100,000 and over	0	0.0	15	1.7	0	0.0
All households	**350**	**100.0**	**885**	**100.0**	**215**	**100.0**
Income Range	**Rayside-Balfour**		**Sudbury**		**Valley East**	
	#	%	#	%	#	%
Under $10,000	255	15.1	2,910	17.3	110	10.0
$10,000 - $19,999	440	26.0	4,685	27.9	295	26.8
$20,000 - $29,999	250	14.8	2,990	17.8	130	11.8
$30,000 - $39,999	265	15.7	1,995	11.9	190	17.3
$40,000 - $49,999	155	9.2	1,455	8.7	165	15.0
$50,000 - $59,999	115	6.8	930	5.5	85	7.7
$60,000 - $69,999	60	3.6	565	3.4	25	2.3
$70,000 - $79,999	60	3.6	390	2.3	45	4.1
$80,000 - $89,999	30	1.8	275	1.6	20	1.8
$90,000 - $99,999	20	1.2	195	1.2	25	2.3
$100,000 and over	40	2.4	420	2.5	10	0.9
All households	**1,690**	**100.0**	**16,810**	**100.0**	**1,100**	**100.0**

APPENDIX 5: Renter Household Income Ranges and Sub-Area, Based on 2000 Incomes

Income Range	Walden		Regional Municipality of Sudbury (Former Region)*		New Townships	
	#	%	#	%		
Under $10,000	75	17.0	3,545	16.5	10	20.0
$10,000 - $19,999	140	31.8	6,000	27.9	10	20.0
$20,000 - $29,999	80	18.2	3,680	17.1	10	20.0
$30,000 - $39,999	30	6.8	2,670	12.4	0	0.0
$40,000 - $49,999	45	10.2	1,975	9.2	10	20.0
$50,000 - $59,999	30	6.8	1,265	5.9	0	0.0
$60,000 - $69,999	15	3.4	740	3.4	0	0.0
$70,000 - $79,999	15	3.4	545	2.5	10	20.0
$80,000 - $89,999	0	0.0	345	1.6	0	0.0
$90,000 - $99,999	0	0.0	255	1.2	0	0.0
$100,000 and over	10	2.3	490	2.3	0	0.0
All households	**440**	**100.0**	**21,510**	**100.0**	**50**	**100.0**
Income Range	**City of Greater Sudbury****		**Ontario**			
Under $10,000	3560	16.5	147,615	11.0		
$10,000 - $19,999	6010	27.8	271,565	20.3		
$20,000 - $29,999	3690	17.1	203,665	15.2		
$30,000 - $39,999	2670	12.4	187,460	14.0		
$40,000 - $49,999	1985	9.2	148,295	11.1		
$50,000 - $59,999	1265	5.9	109,305	8.2		
$60,000 - $69,999	750	3.5	82,690	6.2		
$70,000 - $79,999	555	2.6	56,400	4.2		
$80,000 - $89,999	345	1.6	38,880	2.9		
$90,000 - $99,999	260	1.2	26,425	2.0		
$100,000 and over	490	2.3	66,545	5.0		
All households	**21,580**	**100.0**	**1,338,845**	**100.0**		

Source: Statistics Canada, Special Tabulation 2001 Census

APPENDIX 6: Gross Rent as a Percentage of 1995 Income throughout the Regional Municipality of Sudbury

	Absolute Numbers				Percentages			
Type of Household	**Less than 15%**	**15% - 30%**	**30%-50%**	**50% and over**	**Less than 15%**	**15% - 30%**	**30%-50%**	**50% and over**
	Capreol							
One family household	10	85	75	50	4.5	38.6	34.1	22.7
All couples	10	65	40	15	7.7	50.0	30.8	11.5
Couples with children	10	40	20	10	12.5	50.0	25.0	12.5
One-family households: Lone parents	0	15	35	30	0.0	18.8	43.8	37.5
Multiple-family households	0	0	0	0	-	-	-	-
Non family households	35	40	25	40	25.0	28.6	17.9	28.6
Non-family households: One person only	35	40	20	40	25.9	29.6	14.8	29.6
Non-family households: Two or more persons	0	0	0	0	-	-	-	-
Total Renter Households	**45**	**125**	**100**	**90**	**12.5**	**34.7**	**27.8**	**25.0**
	Nickel Centre							
One family household	135	265	145	170	18.9	37.1	20.3	23.8
All couples	120	190	85	85	25.0	39.6	17.7	17.7
Couples with children	60	145	45	60	19.4	46.8	14.5	19.4
One-family households: Lone parents	15	75	60	90	6.3	31.3	25.0	37.5
Multiple-family households	0	0	0	0	-	-	-	-
Non family households	115	130	60	75	30.3	34.2	15.8	19.7
Non-family households: One person only	65	130	55	70	20.3	40.6	17.2	21.9
Non-family households: Two or more persons	50	0	10	10	71.4	0.0	14.3	14.3
Total Renter Households	**250**	**395**	**205**	**245**	**22.8**	**36.1**	**18.7**	**22.4**
	Onaping Falls							

APPENDIX 6: Gross Rent as a Percentage of 1995 Income throughout the Regional Municipality of Sudbury

	Absolute Numbers				Percentages			
Type of Household	**Less than 15%**	**15% - 30%**	**30%-50%**	**50% and over**	**Less than 15%**	**15% - 30%**	**30%-50%**	**50% and over**
One family household	50	80	15	35	27.8	44.4	8.3	19.4
All couples	45	60	0	20	36.0	48.0	0.0	16.0
Couples with children	25	15	0	10	50.0	30.0	0.0	20.0
One-family households: Lone parents	0	15	15	15	0.0	33.3	33.3	33.3
Multiple-family households	0	0	0	0	-	-	-	-
Non family households	45	50	30	35	28.1	31.3	18.8	21.9
Non-family households: One person only	40	45	30	35	26.7	30.0	20.0	23.3
Non-family households: Two or more persons	10	10	0	0	50.0	50.0	0.0	0.0
Total Renter Households	**95**	**130**	**45**	**70**	**27.9**	**38.2**	**13.2**	**20.6**
	Rayside-Balfour							
One family household	265	425	275	270	21.5	34.4	22.3	21.9
All couples	250	325	185	110	28.7	37.4	21.3	12.6
Couples with children	140	190	85	75	28.6	38.8	17.3	15.3
One-family households: Lone parents	20	100	90	160	5.4	27.0	24.3	43.2
Multiple-family households	10	0	0	0	100.0	0.0	0.0	0.0
Non family households	115	190	190	165	17.4	28.8	28.8	25.0
Non-family households: One person only	90	175	175	140	15.5	30.2	30.2	24.1
Non-family households: Two or more persons	25	25	15	20	29.4	29.4	17.6	23.5
Total Renter Households	**390**	**615**	**465**	**435**	**20.5**	**32.3**	**24.4**	**22.8**
	Sudbury							
One family household	1,625	3,410	1,670	1,745	19.2	40.4	19.8	20.7

APPENDIX 6: Gross Rent as a Percentage of 1995 Income throughout the Regional Municipality of Sudbury

	Absolute Numbers				Percentages			
Type of Household	**Less than 15%**	**15% - 30%**	**30%-50%**	**50% and over**	**Less than 15%**	**15% - 30%**	**30%-50%**	**50% and over**
All couples	1,280	2,265	1,045	650	24.4	43.2	19.9	12.4
Couples with children	545	1,145	455	315	22.2	46.5	18.5	12.8
One-family households: Lone parents	345	1,145	625	1,090	10.8	35.7	19.5	34.0
Multiple-family households	0	25	10	0	0.0	71.4	28.6	0.0
Non family households	1,065	3,325	2,590	2,590	11.1	34.7	27.1	27.1
Non-family households: One person only	890	2,905	2,230	2,325	10.7	34.8	26.7	27.8
Non-family households: Two or more persons	175	420	355	260	14.5	34.7	29.3	21.5
Total Renter Households	**2,690**	**6,760**	**4,270**	**4,335**	**14.9**	**37.4**	**23.6**	**24.0**
	Valley East							
One family household	190	295	210	225	20.7	32.1	22.8	24.5
All couples	180	270	110	120	26.5	39.7	16.2	17.6
Couples with children	120	195	65	105	24.7	40.2	13.4	21.6
One-family households: Lone parents	10	30	100	105	4.1	12.2	40.8	42.9
Multiple-family households	0	0	0	0	-	-	-	-
Non family households	60	100	80	125	16.4	27.4	21.9	34.2
Non-family households: One person only	35	70	70	105	12.5	25.0	25.0	37.5
Non-family households: Two or more persons	25	35	10	20	27.8	38.9	11.1	22.2
Total Renter Households	**250**	**395**	**290**	**350**	**19.5**	**30.7**	**22.6**	**27.2**

APPENDIX 6: Gross Rent as a Percentage of 1995 Income throughout the Regional Municipality of Sudbury

	Absolute Numbers				Percentages			
Type of Household	**Less than 15%**	**15% - 30%**	**30%-50%**	**50% and over**	**Less than 15%**	**15% - 30%**	**30%-50%**	**50% and over**
	Walden							
One family household	45	95	40	10	23.7	50.0	21.1	5.3
All couples	45	80	25	10	28.1	50.0	15.6	6.3
Couples with children	30	55	0	10	31.6	57.9	0.0	10.5
One-family households: Lone parents	0	10	15	10	0.0	28.6	42.9	28.6
Multiple-family households	10	0	0	0	100.0	0.0	0.0	0.0
Non family households	45	105	75	25	18.0	42.0	30.0	10.0
Non-family households: One person only	45	90	75	20	19.6	39.1	32.6	8.7
Non-family households: Two or more persons	10	15	0	0	40.0	60.0	0.0	0.0
Total Renter Households	**100**	**200**	**115**	**35**	**22.2**	**44.4**	**25.6**	**7.8**
	Regional Municipality of Sudbury							
One family household	2,320	4,650	2,435	2,505	19.5	39.0	20.4	21.0
All couples	1,925	3,260	1,490	1,010	25.0	42.4	19.4	13.1
Couples with children	920	1,770	685	575	23.3	44.8	17.3	14.6
One-family households: Lone parents	390	1,390	940	1,505	9.2	32.9	22.2	35.6
Multiple-family households	15	25	10	0	30.0	50.0	20.0	0.0
Non family households	1,480	3,945	3,045	3,055	12.8	34.2	26.4	26.5
Non-family households: One person only	1,200	3,445	2,655	2,745	11.9	34.3	26.4	27.3
Non-family households: Two or more persons	280	500	390	310	18.9	33.8	26.4	20.9
Total Renter Households	**3,815**	**8,620**	**5,490**	**5,560**	**16.2**	**36.7**	**23.4**	**23.7**

APPENDIX 6: Gross Rent as a Percentage of 1995 Income throughout the Regional Municipality of Sudbury

	Absolute Numbers				Percentages			
Type of Household	**Less than 15%**	**15% - 30%**	**30%-50%**	**50% and over**	**Less than 15%**	**15% - 30%**	**30%-50%**	**50% and over**
	Ontario							
One family household	132,475	315,995	149,895	144,590	17.8	42.5	20.2	19.5
All couples	114,970	241,885	95,375	68,875	22.1	46.4	18.3	13.2
Couples with children	57,840	136,335	54,340	43,280	19.8	46.7	18.6	14.8
One-family households: Lone parents	17,505	74,110	54,525	75,715	7.9	33.4	24.6	34.1
Multiple-family households	4,005	6,310	2,365	1,365	28.5	44.9	16.8	9.7
Non family households	72,695	253,315	152,410	149,835	11.6	40.3	24.3	23.8
Non-family households: One person only	51,710	208,190	132,195	130,700	9.9	39.8	25.3	25.0
Non-family households: Two or more persons	20,985	45,125	20,210	19,130	19.9	42.8	19.2	18.1
Total Renter Households	**209,175**	**575,620**	**304,670**	**295,790**	**15.1**	**41.6**	**22.0**	**21.4**

Source: Statistics Canada, Special Tabulation 1996 Census

Note: Rental costs include: annual payment for electricity, annual payment for oil, gas, coal, wood or other fuels, annual payment for water and other municipal services, monthly cash rent

APPENDIX 7: Gross Rent as a Percentage of 2000 Income throughout the Regional Municipality of Sudbury

	Absolute Numbers				Percentages			
Type of Household	**Less than 15%**	**15% - 30%**	**30%-50%**	**50% and over**	**Less than 15%**	**15% - 30%**	**30%- 50%**	**50% and over**
	Capreol							
One family household	35	60	65	25	18.9	32.4	35.1	13.5
All couples	30	60	45	10	20.7	41.4	31.0	6.9
Couples with children	15	45	40	0	15.0	45.0	40.0	0.0
One-family households: Lone parents	10	0	20	25	18.2	0.0	36.4	45.5
Multiple-family households	0	10	0	0	0.0	100.0	0.0	0.0
Non family households	10	35	55	45	6.9	24.1	37.9	31.0
Non-family households: One person only	10	35	55	50	6.7	23.3	36.7	33.3
Total Renter Households	**45**	**105**	**120**	**70**	**13.2**	**30.9**	**35.3**	**20.6**
	Nickel Centre							
One family household	100	265	55	90	19.6	52.0	10.8	17.6
All couples	95	185	20	20	29.7	57.8	6.3	6.3
Couples with children	40	115	15	15	21.6	62.2	8.1	8.1
One-family households: Lone parents	10	80	30	70	5.3	42.1	15.8	36.8
Multiple-family households	0	10	0	0	0.0	100.0	0.0	0.0
Non family households	80	105	80	110	21.3	28.0	21.3	29.3
Non-family households: One person only	70	100	70	100	20.6	29.4	20.6	29.4
Non-family households: Two or more persons	15	10	10	0	42.9	28.6	28.6	0.0
Total Renter Households	**180**	**380**	**135**	**200**	**20.1**	**42.5**	**15.1**	**22.3**

APPENDIX 7: Gross Rent as a Percentage of 2000 Income throughout the Regional Municipality of Sudbury

	Absolute Numbers				Percentages			
Type of Household	**Less than 15%**	**15% - 30%**	**30%-50%**	**50% and over**	**Less than 15%**	**15% - 30%**	**30%- 50%**	**50% and over**
	Onaping Falls							
One family household	30	45	25	15	26.1	39.1	21.7	13.0
All couples	25	30	10	0	38.5	46.2	15.4	0.0
Couples with children	15	15	0	0	50.0	50.0	0.0	0.0
One-family households: Lone parents	10	15	10	15	20.0	30.0	20.0	30.0
Non family households	25	40	30	10	23.8	38.1	28.6	9.5
Non-family households: One person only	30	30	35	10	28.6	28.6	33.3	9.5
Non-family households: Two or more persons	0	10	0	0	0.0	100.0	0.0	0.0
Total Renter Households	**55**	**85**	**55**	**25**	**25.0**	**38.6**	**25.0**	**11.4**
	Rayside-Balfour							
	Absolute Numbers				**Percentages**			
Type of Household	**Less than 15%**	**15% - 30%**	**30%-50%**	**50% and over**	**Less than 15%**	**15% - 30%**	**30%- 50%**	**50% and over**
One family household	255	425	190	150	25.0	41.7	18.6	14.7
All couples	220	315	115	55	31.2	44.7	16.3	7.8
Couples with children	80	210	45	20	22.5	59.2	12.7	5.6
One-family households: Lone parents	35	110	75	100	10.9	34.4	23.4	31.3
Non family households	110	195	160	195	16.7	29.5	24.2	29.5
Non-family households: One person only	95	175	155	195	15.3	28.2	25.0	31.5
Non-family households: Two or more persons	15	25	10	0	30.0	50.0	20.0	0.0
Total Renter Households	**365**	**620**	**350**	**345**	**21.7**	**36.9**	**20.8**	**20.5**

APPENDIX 7: Gross Rent as a Percentage of 2000 Income throughout the Regional Municipality of Sudbury

	Absolute Numbers				Percentages			
Type of Household	**Less than 15%**	**15% - 30%**	**30%-50%**	**50% and over**	**Less than 15%**	**15% - 30%**	**30%- 50%**	**50% and over**
	Sudbury							
	Absolute Numbers				**Percentages**			
Type of Household	**Less than 15%**	**15% - 30%**	**30%-50%**	**50% and over**	**Less than 15%**	**15% - 30%**	**30%- 50%**	**50% and over**
One family household	1,800	3,200	1,415	1,160	23.8	42.2	18.7	15.3
All couples	1,420	2,135	700	425	30.3	45.6	15.0	9.1
Couples with children	570	860	285	190	29.9	45.1	15.0	10.0
One-family households: Lone parents	390	1,060	715	740	13.4	36.5	24.6	25.5
Multiple-family households	10	25	0	0	28.6	71.4	0.0	0.0
Non family households	1,295	3,065	2,290	2,540	14.1	33.4	24.9	27.6
Non-family households: One person only	1,140	2,815	2,145	2,420	13.4	33.0	25.2	28.4
Non-family households: Two or more persons	155	250	140	125	23.1	37.3	20.9	18.7
Total Renter Households	**3,105**	**6,290**	**3,705**	**3,700**	**18.5**	**37.4**	**22.1**	**22.0**
	Valley East							
	Absolute Numbers				**Percentages**			
Type of Household	**Less than 15%**	**15% - 30%**	**30%-50%**	**50% and over**	**Less than 15%**	**15% - 30%**	**30%- 50%**	**50% and over**
One family household	145	340	150	100	19.7	46.3	20.4	13.6
All couples	125	270	85	30	24.5	52.9	16.7	5.9
Couples with children	70	140	25	10	28.6	57.1	10.2	4.1
One-family households: Lone parents	25	70	65	75	10.6	29.8	27.7	31.9
Multiple-family households	0	0	0	0	-	-	-	-
Non family households	80	100	70	110	22.2	27.8	19.4	30.6
Non-family households: One person only	75	70	60	110	23.8	22.2	19.0	34.9
Non-family households: Two or more persons	0	30	0	0	0.0	100.0	0.0	0.0
Total Renter Households	**225**	**440**	**220**	**210**	**20.5**	**40.2**	**20.1**	**19.2**

APPENDIX 7: Gross Rent as a Percentage of 2000 Income throughout the Regional Municipality of Sudbury

	Absolute Numbers				Percentages			
Type of Household	**Less than 15%**	**15% - 30%**	**30%-50%**	**50% and over**	**Less than 15%**	**15% - 30%**	**30%- 50%**	**50% and over**

	Walden							
	Absolute Numbers				**Percentages**			
Type of Household	**Less than 15%**	**15% - 30%**	**30%-50%**	**50% and over**	**Less than 15%**	**15% - 30%**	**30%- 50%**	**50% and over**
One family household	65	85	10	25	35.1	45.9	5.4	13.5
All couples	65	70	10	25	38.2	41.2	5.9	14.7
Couples with children	35	30	0	15	43.8	37.5	0.0	18.8
One-family households: Lone parents	10	15	10	0	28.6	42.9	28.6	0.0
Multiple-family households	10	0	0	0	100.0	0.0	0.0	0.0
Non family households	25	35	80	120	9.6	13.5	30.8	46.2
Non-family households: One person only	20	35	85	115	7.8	13.7	33.3	45.1
Non-family households: Two or more persons	10	0	0	0	100.0	0.0	0.0	0.0
Total Renter Households	**100**	**120**	**90**	**145**	**22.0**	**26.4**	**19.8**	**31.9**

	Regional Municipality of Sudbury (Former Region)*							
	Absolute Numbers				**Percentages**			
Type of Household	**Less than 15%**	**15% - 30%**	**30%-50%**	**50% and over**	**Less than 15%**	**15% - 30%**	**30%- 50%**	**50% and over**
One family household	2,440	4,420	1,920	1,575	23.6	42.7	18.5	15.2
All couples	1,970	3,065	985	555	30.0	46.6	15.0	8.4
Couples with children	820	1,415	410	255	28.3	48.8	14.1	8.8
One-family households: Lone parents	470	1,355	930	1,020	12.5	35.9	24.6	27.0
Multiple-family households	15	35	0	0	30.0	70.0	0.0	0.0
Non family households	1,630	3,580	2,765	3,135	14.7	32.2	24.9	28.2
Non-family households: One person only	1,430	3,255	2,605	3,005	13.9	31.6	25.3	29.2
Non-family households: Two or more persons	200	320	160	135	24.5	39.3	19.6	16.6
Total Renter Households	**4,085**	**8,035**	**4,685**	**4,710**	**19.0**	**37.3**	**21.8**	**21.9**

APPENDIX 7: Gross Rent as a Percentage of 2000 Income throughout the Regional Municipality of Sudbury

	Absolute Numbers				Percentages			
Type of Household	Less than 15%	15% - 30%	30%-50%	50% and over	Less than 15%	15% - 30%	30%- 50%	50% and over
	New Townships							
	Absolute Numbers				Percentages			
Type of Household	Less than 15%	15% - 30%	30%-50%	50% and over	Less than 15%	15% - 30%	30%- 50%	50% and over
One family household	20	0	0	0	100.0	0.0	0.0	0.0
All couples	20	10	0	0	66.7	33.3	0.0	0.0
Couples with children	10	0	0	0	100.0	0.0	0.0	0.0
One-family households: Lone parents	0	0	0	0	-	-	-	-
Multiple-family households	0	0	0	0	-	-	-	-
Non family households	0	0	10	15	0.0	0.0	40.0	60.0
Non-family households: One person only	10	0	10	10	33.3	0.0	33.3	33.3
Non-family households: Two or more persons	0	0	0	0	-	-	-	-
Total Renter Households	**20**	**0**	**10**	**15**	**44.4**	**0.0**	**22.2**	**33.3**
	New Townships							
	Absolute Numbers				Percentages			
Type of Household	Less than 15%	15% - 30%	30%-50%	50% and over	Less than 15%	15% - 30%	30%- 50%	50% and over
One family household	20	0	0	0	100.0	0.0	0.0	0.0
All couples	20	10	0	0	66.7	33.3	0.0	0.0
Couples with children	10	0	0	0	100.0	0.0	0.0	0.0
One-family households: Lone parents	0	0	0	0	-	-	-	-
Multiple-family households	0	0	0	0	-	-	-	-
Non family households	0	0	10	15	0.0	0.0	40.0	60.0
Non-family households: One person only	10	0	10	10	33.3	0.0	33.3	33.3
Non-family households: Two or more persons	0	0	0	0	-	-	-	-
Total Renter Households	**20**	**0**	**10**	**15**	**44.4**	**0.0**	**22.2**	**33.3**

	City of Greater Sudbury							
	Absolute Numbers				Percentages			

APPENDIX 7: Gross Rent as a Percentage of 2000 Income throughout the Regional Municipality of Sudbury

	Absolute Numbers				Percentages			
Type of Household	**Less than 15%**	**15% - 30%**	**30%-50%**	**50% and over**	**Less than 15%**	**15% - 30%**	**30%- 50%**	**50% and over**
Type of Household	**Less than 15%**	**15% - 30%**	**30%-50%**	**50% and over**	**Less than 15%**	**15% - 30%**	**30%- 50%**	**50% and over**
One family household	2,460	4,420	1,920	1,580	23.7	42.6	18.5	15.2
All couples	1,990	3,070	985	560	30.1	46.5	14.9	8.5
Couples with children	820	1,410	415	255	28.3	48.6	14.3	8.8
One-family households: Lone parents	470	1,355	935	1,020	12.4	35.8	24.7	27.0
Multiple-family households	20	30	0	0	40.0	60.0	0.0	0.0
Non family households	1,635	3,580	2,770	3,150	14.7	32.2	24.9	28.3
Non-family households: One person only	1,440	3,260	2,610	3,015	13.9	31.6	25.3	29.2
Non-family households: Two or more persons	195	320	160	135	24.1	39.5	19.8	16.7
Total Renter Households	**4,115**	**8,030**	**4,690**	**4,730**	**19.1**	**37.2**	**21.7**	**21.9**
	Ontario							
	Absolute Numbers				**Percentages**			
Type of Household	**Less than 15%**	**15% - 30%**	**30%-50%**	**50% and over**	**Less than 15%**	**15% - 30%**	**30%- 50%**	**50% and over**
One family household	151,750	297,285	135,065	115,700	21.7	42.5	19.3	16.5
All couples	128,590	221,390	85,125	60,195	26.0	44.7	17.2	12.2
Couples with children	63,620	123,925	45,450	37,020	23.6	45.9	16.8	13.7
One-family households: Lone parents	23,160	75,900	49,945	55,505	11.3	37.1	24.4	27.1
Multiple-family households	6,895	7,675	2,380	1,630	37.1	41.3	12.8	8.8
Non family households	84,200	226,305	161,295	148,665	13.6	36.5	26.0	24.0
Non-family households: One person only	63,445	189,385	146,365	133,335	11.9	35.6	27.5	25.0
Non-family households: Two or more persons	20,760	36,925	14,930	15,325	23.6	42.0	17.0	17.4
Total Renter Households	**242,845**	**531,265**	**298,740**	**265,995**	**18.1**	**39.7**	**22.3**	**19.9**

Source: Statistics Canada, Special Tabulation 1996 Census

Note: Rental costs include: annual payment for electricity, annual payment for oil, gas, coal, wood or other fuels, annual payment for water and other municipal services, monthly cash rent

APPENDIX 8: City of Greater Sudbury, Population and Household Projections, 2001, 2006, 2011, 2016 and 2021

City of Greater Sudbury, Population and Household Projections, 2001
(Base year population based on 2001 Census of Canada)

Age	Out-Migration Scenario				Natural Increase Scenario				In-Migration Scenario			
	Male	Female	Total Pop	Households	Male	Female	Total Pop	Households	Male	Female	Total Pop	Households
0-4	4,180	3,935	8,115	0	4,180	3,935	8,115	0	4,180	3,935	8,115	0
5-9	5,060	4,855	9,915	0	5,060	4,855	9,915	0	5,060	4,855	9,915	0
10-14	5,170	5,170	10,340	0	5,170	5,170	10,340	0	5,170	5,170	10,340	0
15-19	5,485	5,375	10,860	1,466	5,485	5,375	10,860	1,466	5,485	5,375	10,860	1,466
20-24	4,920	5,030	9,950	1,343	4,920	5,030	9,950	1,343	4,920	5,030	9,950	1,343
25-29	4,295	4,430	8,725	4,247	4,295	4,430	8,725	4,247	4,295	4,430	8,725	4,247
30-34	4,765	5,030	9,795	4,768	4,765	5,030	9,795	4,768	4,765	5,030	9,795	4,768
35-39	6,200	6,645	12,845	6,974	6,200	6,645	12,845	6,974	6,200	6,645	12,845	6,974
40-44	6,280	6,885	13,165	7,148	6,280	6,885	13,165	7,148	6,280	6,885	13,165	7,148
45-49	5,840	6,370	12,210	6,870	5,840	6,370	12,210	6,870	5,840	6,370	12,210	6,870
50-54	5,915	5,700	11,615	6,535	5,915	5,700	11,615	6,535	5,915	5,700	11,615	6,535
55-59	4,430	4,505	8,935	5,264	4,430	4,505	8,935	5,264	4,430	4,505	8,935	5,264
60-64	3,545	3,700	7,245	4,268	3,545	3,700	7,245	4,268	3,545	3,700	7,245	4,268
65-69	3,085	3,515	6,600	4,283	3,085	3,515	6,600	4,283	3,085	3,515	6,600	4,283
70-74	2,775	3,125	5,900	3,829	2,775	3,125	5,900	3,829	2,775	3,125	5,900	3,829
75-79	1,925	2,675	4,600	3,076	1,925	2,675	4,600	3,076	1,925	2,675	4,600	3,076
80-84	925	1,680	2,605	1,742	925	1,680	2,605	1,742	925	1,680	2,605	1,742
85-89	435	880	1,315	879	435	880	1,315	879	435	880	1,315	879
90+	130	360	490	328	130	360	490	328	130	360	490	328
totals:	**75,360**	**79,865**	**155,225**	**63,020**	**75,360**	**79,865**	**155,225**	**63,020**	**75,360**	**79,865**	**155,225**	**63,020**

Prepared by the Community and Strategic Planning Section, City of Greater Sudbury.

City of Greater Sudbury, Population and Household Projections, 2006

Age	Out-Migration Scenario				Natural Increase Scenario				In-Migration Scenario			
	Male	Female	Total Pop	Households	Male	Female	Total Pop	Households	Male	Female	Total Pop	Households
0-4	3,470	3,286	6,755	0	3,578	3,390	6,968	0	3,667	3,475	7,141	0
5-9	4,050	3,812	7,862	0	4,172	3,930	8,102	0	4,284	4,037	8,321	0
10-14	4,961	4,755	9,716	0	5,060	4,849	9,909	0	5,142	4,927	10,069	0
15-19	5,053	5,060	10,113	1,365	5,155	5,156	10,311	1,392	5,256	5,250	10,507	1,418
20-24	5,239	5,162	10,401	1,404	5,455	5,360	10,814	1,460	5,678	5,564	11,242	1,518
25-29	4,598	4,736	9,334	4,546	4,898	5,018	9,916	4,829	5,167	5,273	10,440	5,084
30-34	4,012	4,188	8,200	3,993	4,261	4,425	8,686	4,230	4,472	4,624	9,096	4,430
35-39	4,540	4,851	9,391	5,099	4,722	5,013	9,735	5,286	4,875	5,149	10,024	5,443
40-44	6,012	6,490	12,503	6,789	6,139	6,598	12,737	6,916	6,243	6,686	12,929	7,020
45-49	6,118	6,751	12,869	7,245	6,193	6,814	13,006	7,323	6,252	6,864	13,116	7,384
50-54	5,678	6,235	11,914	6,707	5,720	6,274	11,994	6,753	5,755	6,305	12,060	6,790
55-59	5,639	5,563	11,202	6,598	5,668	5,591	11,259	6,632	5,692	5,616	11,308	6,660
60-64	4,114	4,327	8,441	4,972	4,137	4,353	8,490	5,001	4,158	4,378	8,535	5,027
65-69	3,191	3,474	6,665	4,326	3,212	3,502	6,714	4,357	3,230	3,527	6,757	4,385
70-74	2,580	3,197	5,777	3,749	2,594	3,220	5,813	3,773	2,605	3,239	5,844	3,793
75-79	2,142	2,659	4,801	3,212	2,151	2,674	4,825	3,228	2,158	2,687	4,845	3,241
80-84	1,252	2,067	3,319	2,220	1,257	2,076	3,332	2,229	1,260	2,084	3,344	2,237
85-89	420	1,102	1,521	1,018	421	1,106	1,527	1,022	423	1,109	1,532	1,025
90+	115	725	840	562	115	727	842	564	116	728	844	565
totals:	**73,184**	**78,441**	**151,625**	**63,807**	**74,907**	**80,076**	**154,983**	**64,993**	**76,433**	**81,522**	**157,954**	**66,021**

Prepared by the Community and Strategic Planning Section, City of Greater Sudbury.

City of Greater Sudbury, Population and Household Projections, 2011

Age	Out-Migration Scenario				Natural Increase Scenario				In-Migration Scenario			
	Male	Female	Total Pop	Households	Male	Female	Total Pop	Households	Male	Female	Total Pop	Households
0-4	3,381	3,203	6,584	0	3,644	3,454	7,099	0	3,951	3,747	7,699	0
5-9	3,340	3,163	6,503	0	3,571	3,385	6,956	0	3,843	3,646	7,489	0
10-14	3,951	3,714	7,664	0	4,172	3,925	8,098	0	4,432	4,174	8,606	0
15-19	4,844	4,646	9,491	1,281	5,045	4,836	9,881	1,334	5,280	5,057	10,338	1,396
20-24	4,809	4,848	9,657	1,304	5,127	5,141	10,268	1,386	5,550	5,532	11,083	1,496
25-29	4,915	4,868	9,783	4,764	5,430	5,347	10,777	5,248	6,101	5,974	12,075	5,880
30-34	4,313	4,494	8,806	4,289	4,859	5,012	9,872	4,808	5,500	5,623	11,123	5,417
35-39	3,794	4,011	7,805	4,238	4,223	4,410	8,633	4,688	4,704	4,852	9,556	5,189
40-44	4,369	4,709	9,078	4,929	4,676	4,978	9,654	5,242	5,018	5,274	10,292	5,589
45-49	5,853	6,360	12,213	6,876	6,053	6,529	12,583	7,084	6,268	6,710	12,978	7,307
50-54	5,951	6,610	12,561	7,072	6,066	6,710	12,776	7,193	6,187	6,817	13,004	7,321
55-59	5,414	6,088	11,502	6,775	5,483	6,154	11,637	6,854	5,559	6,227	11,786	6,942
60-64	5,242	5,349	10,592	6,239	5,292	5,403	10,696	6,300	5,350	5,466	10,817	6,371
65-69	3,702	4,068	7,770	5,043	3,744	4,120	7,864	5,104	3,794	4,185	7,978	5,178
70-74	2,675	3,162	5,837	3,788	2,706	3,210	5,916	3,839	2,742	3,267	6,008	3,899
75-79	1,989	2,721	4,710	3,151	2,008	2,755	4,763	3,187	2,030	2,794	4,824	3,227
80-84	1,392	2,054	3,445	2,305	1,402	2,074	3,476	2,325	1,413	2,098	3,511	2,349
85-89	568	1,353	1,921	1,285	571	1,363	1,935	1,294	575	1,375	1,950	1,305
90+	111	1,068	1,180	789	112	1,073	1,185	793	113	1,078	1,191	797
totals:	**70,613**	**76,490**	**147,103**	**64,128**	**74,183**	**79,883**	**154,067**	**66,679**	**78,410**	**83,897**	**162,307**	**69,662**

Prepared by the Community and Strategic Planning Section, City of Greater Sudbury.

City of Greater Sudbury, Population and Household Projections, 2016

Age	Out-Migration Scenario				Natural Increase Scenario				In-Migration Scenario			
	Male	Female	Total Pop	Households	Male	Female	Total Pop	Households	Male	Female	Total Pop	Households
0-4	3,310	3,125	6,436	0	3,695	3,491	7,186	0	4,206	3,977	8,182	0
5-9	3,251	3,081	6,332	0	3,637	3,450	7,086	0	4,127	3,919	8,045	0
10-14	3,241	3,066	6,306	0	3,571	3,381	6,952	0	3,991	3,783	7,774	0
15-19	3,837	3,608	7,444	1,005	4,160	3,915	8,074	1,090	4,572	4,306	8,878	1,199
20-24	4,602	4,435	9,037	1,220	5,017	4,822	9,840	1,328	5,574	5,340	10,914	1,473
25-29	4,488	4,554	9,042	4,403	5,103	5,129	10,232	4,983	5,974	5,942	11,917	5,803
30-34	4,627	4,625	9,252	4,506	5,387	5,341	10,728	5,224	6,426	6,323	12,749	6,209
35-39	4,092	4,317	8,409	4,566	4,815	4,996	9,812	5,328	5,722	5,848	11,570	6,283
40-44	3,630	3,875	7,505	4,075	4,181	4,379	8,560	4,648	4,848	4,979	9,828	5,336
45-49	4,234	4,597	8,831	4,972	4,611	4,926	9,537	5,369	5,060	5,314	10,374	5,840
50-54	5,691	6,225	11,916	6,708	5,928	6,430	12,358	6,958	6,202	6,665	12,867	7,244
55-59	5,675	6,456	12,131	7,145	5,814	6,582	12,397	7,302	5,973	6,729	12,703	7,482
60-64	5,032	5,858	10,890	6,414	5,120	5,948	11,068	6,519	5,226	6,059	11,284	6,647
65-69	4,718	5,035	9,753	6,330	4,784	5,114	9,897	6,423	4,867	5,215	10,082	6,543
70-74	3,103	3,703	6,805	4,417	3,152	3,773	6,925	4,494	3,214	3,866	7,080	4,595
75-79	2,070	2,692	4,762	3,186	2,102	2,748	4,850	3,245	2,143	2,819	4,962	3,320
80-84	1,288	2,102	3,390	2,268	1,305	2,138	3,443	2,303	1,326	2,182	3,507	2,346
85-89	630	1,344	1,974	1,321	636	1,362	1,998	1,337	643	1,384	2,027	1,356
90+	145	1,415	1,561	1,044	147	1,426	1,573	1,052	148	1,438	1,586	1,061
totals:	**67,663**	**74,115**	**141,778**	**63,581**	**73,164**	**79,352**	**152,516**	**67,604**	**80,244**	**86,087**	**166,331**	**72,738**

Prepared by the Community and Strategic Planning Section, City of Greater Sudbury.

City of Greater Sudbury, Population and Household Projections, 2021

Age	Out-Migration Scenario				Natural Increase Scenario				In-Migration Scenario			
	Male	Female	Total Pop	Households	Male	Female	Total Pop	Households	Male	Female	Total Pop	Households
0-4	3,046	2,893	5,938	0	3,519	3,342	6,861	0	4,179	3,970	8,149	0
5-9	3,181	3,003	6,184	0	3,687	3,486	7,173	0	4,381	4,148	8,528	0
10-14	3,152	2,983	6,136	0	3,637	3,446	7,083	0	4,275	4,055	8,331	0
15-19	3,129	2,961	6,091	822	3,561	3,372	6,932	936	4,133	3,916	8,049	1,087
20-24	3,600	3,399	7,000	945	4,137	3,903	8,040	1,085	4,871	4,590	9,461	1,277
25-29	4,281	4,143	8,424	4,102	4,994	4,811	9,805	4,775	5,998	5,750	11,748	5,721
30-34	4,203	4,312	8,515	4,147	5,063	5,124	10,186	4,961	6,301	6,291	12,592	6,132
35-39	4,404	4,447	8,851	4,806	5,338	5,323	10,661	5,789	6,641	6,545	13,185	7,160
40-44	3,926	4,179	8,105	4,401	4,769	4,961	9,730	5,284	5,857	5,969	11,826	6,422
45-49	3,504	3,772	7,277	4,097	4,123	4,334	8,456	4,761	4,893	5,022	9,915	5,582
50-54	4,105	4,489	8,594	4,838	4,516	4,851	9,367	5,274	5,019	5,290	10,309	5,804
55-59	5,422	6,077	11,499	6,773	5,679	6,307	11,985	7,059	5,984	6,580	12,564	7,400
60-64	5,276	6,211	11,487	6,766	5,430	6,360	11,789	6,944	5,613	6,542	12,155	7,159
65-69	4,530	5,517	10,047	6,520	4,630	5,630	10,260	6,658	4,756	5,776	10,532	6,835
70-74	3,953	4,588	8,542	5,544	4,023	4,683	8,705	5,650	4,113	4,809	8,922	5,791
75-79	2,399	3,153	5,552	3,714	2,445	3,228	5,674	3,796	2,507	3,330	5,836	3,905
80-84	1,353	2,082	3,436	2,298	1,379	2,135	3,514	2,351	1,412	2,204	3,616	2,419
85-89	579	1,376	1,956	1,308	589	1,404	1,993	1,333	601	1,439	2,040	1,365
90+	163	1,612	1,775	1,187	165	1,630	1,795	1,201	168	1,652	1,820	1,217
totals:	**64,207**	**71,200**	**135,407**	**62,270**	**71,682**	**78,330**	**150,012**	**67,857**	**81,700**	**87,878**	**169,579**	**75,276**

Prepared by the Community and Strategic Planning Section, City of Greater Sudbury.

APPENDIX 9: Household Projections by Community

Household Projections for the City of Greater Sudbury, (2001-2021)

Year	Out-Migration Scenario		Natural Increase Scenario		In-Migration Scenario	
	Households	Average Household Size	Households	Average Household Size	Households	Average Household Size
2001	63,020	2.46	63,020	2.46	63,020	2.46
2002	63,155	2.45	63,374	2.45	63,374	2.45
2003	63,288	2.43	63,735	2.44	63,735	2.44
2004	63,442	2.41	64,128	2.42	64,456	2.42
2005	63,604	2.40	64,537	2.40	65,208	2.41
2006	63,807	2.38	64,993	2.38	66,021	2.39
2007	63,936	2.36	65,384	2.37	66,782	2.38
2008	64,043	2.34	65,760	2.35	67,539	2.36
2009	64,095	2.32	66,085	2.34	68,257	2.35
2010	64,123	2.31	66,391	2.32	68,965	2.34
2011	64,128	2.29	66,679	2.31	69,662	2.33
2012	64,056	2.28	66,894	2.30	70,294	2.32
2013	63,961	2.27	67,090	2.29	70,915	2.31
2014	63,849	2.26	67,272	2.28	71,528	2.30
2015	63,738	2.24	67,460	2.27	72,152	2.29
2016	63,581	2.23	67,604	2.26	72,738	2.29
2017	63,398	2.22	67,726	2.25	73,306	2.28
2018	63,171	2.21	67,806	2.24	73,839	2.27
2019	62,914	2.19	67,863	2.23	74,351	2.26
2020	62,602	2.18	67,867	2.22	74,818	2.26
2021	62,270	2.17	67,857	2.21	75,276	2.25
Number Change	**-750**		**4,837**		**12,256**	
% Change	**-1.2**		**7.7**		**19.4**	

Source: Community & Strategic Planning Section, City of Greater Sudbury.

Notes:
Area projections are calculated based on the projected population for the entire City of Greater Sudbury and are apportioned according to the former town or city's share of the total population based on the 2001 Census.

Household Projections for Capreol, (2001-2021)

Year	Out-Migration Scenario		Natural Increase Scenario		In-Migration Scenario	
	Households	Average Household Size	Households	Average Household Size	Households	Average Household Size
2001	1,390	2.51	1,390	2.51	1,390	2.51
2002	1,393	2.49	1,398	2.49	1,398	2.49
2003	1,396	2.48	1,406	2.48	1,406	2.48
2004	1,399	2.46	1,414	2.46	1,422	2.47
2005	1,403	2.44	1,423	2.45	1,438	2.45
2006	1,407	2.42	1,434	2.43	1,456	2.44
2007	1,410	2.40	1,442	2.41	1,473	2.42
2008	1,413	2.38	1,450	2.40	1,490	2.41
2009	1,414	2.37	1,458	2.38	1,506	2.40
2010	1,414	2.35	1,464	2.37	1,521	2.38
2011	1,414	2.34	1,471	2.35	1,537	2.37
2012	1,413	2.32	1,475	2.34	1,550	2.36
2013	1,411	2.31	1,480	2.33	1,564	2.35
2014	1,408	2.30	1,484	2.32	1,578	2.35
2015	1,406	2.28	1,488	2.31	1,591	2.34
2016	1,402	2.27	1,491	2.30	1,604	2.33
2017	1,398	2.26	1,494	2.29	1,617	2.32
2018	1,393	2.25	1,496	2.28	1,629	2.31
2019	1,388	2.23	1,497	2.27	1,640	2.31
2020	1,381	2.22	1,497	2.26	1,650	2.30
2021	1,373	2.21	1,497	2.25	1,660	2.29
Number Change	**-17**		**107**		**270**	
% Change	**-1.2**		**7.7**		**19.4**	

Source: Community & Strategic Planning Section, City of Greater Sudbury.
Notes:
Area projections are calculated based on the projected population for the entire City of Greater Sudbury and are apportioned according to the former town or city's share of the total population based on the 2001 Census.

Household Projections for Nickel Centre, (2001-2021)

Year	Out-Migration Scenario		Natural Increase Scenario		In-Migration Scenario	
	Households	Average Household Size	Households	Average Household Size	Households	Average Household Size
2001	4,650	2.73	4,650	2.73	4,650	2.73
2002	4,660	2.71	4,676	2.71	4,676	2.71
2003	4,670	2.69	4,703	2.69	4,703	2.69
2004	4,681	2.67	4,732	2.68	4,756	2.68
2005	4,693	2.65	4,762	2.66	4,811	2.66
2006	4,708	2.63	4,796	2.64	4,871	2.65
2007	4,718	2.61	4,824	2.62	4,928	2.63
2008	4,725	2.59	4,852	2.60	4,983	2.62
2009	4,729	2.57	4,876	2.59	5,036	2.60
2010	4,731	2.55	4,899	2.57	5,089	2.59
2011	4,732	2.54	4,920	2.56	5,140	2.58
2012	4,726	2.52	4,936	2.54	5,187	2.57
2013	4,719	2.51	4,950	2.53	5,233	2.56
2014	4,711	2.50	4,964	2.52	5,278	2.55
2015	4,703	2.48	4,978	2.51	5,324	2.54
2016	4,691	2.47	4,988	2.50	5,367	2.53
2017	4,678	2.45	4,997	2.48	5,409	2.52
2018	4,661	2.44	5,003	2.47	5,448	2.51
2019	4,642	2.43	5,007	2.46	5,486	2.51
2020	4,619	2.42	5,008	2.46	5,521	2.50
2021	4,595	2.41	5,007	2.45	5,554	2.49
Number Change	**-55**		**357**		**904**	
% Change	**-1.2**		**7.7**		**19.4**	

Source: Community & Strategic Planning Section, City of Greater Sudbury.
Notes:
Area projections are calculated based on the projected population for the entire City of Greater Sudbury and are apportioned according to the former town or city's share of the total population based on the 2001 Census.

Household Projections for Onaping Falls, (2001-2021)

Year	Out-Migration Scenario		Natural Increase Scenario		In-Migration Scenario	
	Households	Average Household Size	Households	Average Household Size	Households	Average Household Size
2001	1,880	2.60	1,880	2.60	1,880	2.60
2002	1,884	2.58	1,891	2.59	1,891	2.59
2003	1,888	2.57	1,901	2.57	1,901	2.57
2004	1,893	2.55	1,913	2.55	1,923	2.56
2005	1,897	2.53	1,925	2.54	1,945	2.54
2006	1,903	2.51	1,939	2.52	1,970	2.53
2007	1,907	2.49	1,951	2.50	1,992	2.51
2008	1,911	2.47	1,962	2.48	2,015	2.50
2009	1,912	2.45	1,971	2.47	2,036	2.48
2010	1,913	2.44	1,981	2.45	2,057	2.47
2011	1,913	2.42	1,989	2.44	2,078	2.46
2012	1,911	2.41	1,996	2.43	2,097	2.45
2013	1,908	2.39	2,001	2.42	2,116	2.44
2014	1,905	2.38	2,007	2.40	2,134	2.43
2015	1,901	2.37	2,012	2.39	2,152	2.42
2016	1,897	2.35	2,017	2.38	2,170	2.41
2017	1,891	2.34	2,020	2.37	2,187	2.41
2018	1,884	2.33	2,023	2.36	2,203	2.40
2019	1,877	2.32	2,024	2.35	2,218	2.39
2020	1,868	2.31	2,025	2.34	2,232	2.38
2021	1,858	2.29	2,024	2.33	2,246	2.38
Number Change	**-22**		**144**		**366**	
% Change	**-1.2**		**7.7**		**19.4**	

Source: Community & Strategic Planning Section, City of Greater Sudbury.

Notes:

Area projections are calculated based on the projected population for the entire City of Greater Sudbury and are apportioned according to the former town or city's share of the total population based on the 2001 Census.

Household Projections for Rayside Balfour, (2001-2021)

Year	Out-Migration Scenario		Natural Increase Scenario		In-Migration Scenario	
	Households	Average Household Size	Households	Average Household Size	Households	Average Household Size
2001	5,695	2.64	5,695	2.64	5,695	2.64
2002	5,707	2.63	5,727	2.63	5,727	2.63
2003	5,719	2.61	5,760	2.61	5,760	2.61
2004	5,733	2.59	5,795	2.60	5,825	2.60
2005	5,748	2.57	5,832	2.58	5,893	2.58
2006	5,766	2.55	5,873	2.56	5,966	2.57
2007	5,778	2.53	5,909	2.54	6,035	2.55
2008	5,787	2.51	5,943	2.52	6,103	2.54
2009	5,792	2.49	5,972	2.51	6,168	2.52
2010	5,795	2.48	6,000	2.49	6,232	2.51
2011	5,795	2.46	6,026	2.48	6,295	2.50
2012	5,789	2.45	6,045	2.47	6,352	2.49
2013	5,780	2.43	6,063	2.45	6,408	2.48
2014	5,770	2.42	6,079	2.44	6,464	2.47
2015	5,760	2.41	6,096	2.43	6,520	2.46
2016	5,746	2.39	6,109	2.42	6,573	2.45
2017	5,729	2.38	6,120	2.41	6,625	2.44
2018	5,709	2.37	6,128	2.40	6,673	2.44
2019	5,685	2.35	6,133	2.39	6,719	2.43
2020	5,657	2.34	6,133	2.38	6,761	2.42
2021	5,627	2.33	6,132	2.37	6,803	2.42
Number Change	-68		437		1,108	
% Change	-1.2		7.7		19.4	

Source: Community & Strategic Planning Section, City of Greater Sudbury.

Notes:

Area projections are calculated based on the projected population for the entire City of Greater Sudbury and are apportioned according to the former town or city's share of the total population based on the 2001 Census.

Household Projections for Former Sudbury, (2001-2021)

Year	Out-Migration Scenario		Natural Increase Scenario		In-Migration Scenario	
	Households	Average Household Size	Households	Average Household Size	Households	Average Household Size
2001	37,395	2.28	37,395	2.28	37,395	2.28
2002	37,475	2.27	37,605	2.27	37,605	2.27
2003	37,554	2.25	37,819	2.26	37,819	2.26
2004	37,646	2.24	38,052	2.24	38,247	2.25
2005	37,742	2.22	38,295	2.23	38,693	2.23
2006	37,862	2.20	38,566	2.21	39,176	2.22
2007	37,938	2.19	38,798	2.19	39,627	2.20
2008	38,002	2.17	39,021	2.18	40,077	2.19
2009	38,033	2.15	39,214	2.17	40,503	2.18
2010	38,049	2.14	39,395	2.15	40,922	2.17
2011	38,052	2.13	39,566	2.14	41,336	2.16
2012	38,010	2.11	39,694	2.13	41,711	2.15
2013	37,953	2.10	39,810	2.12	42,080	2.14
2014	37,887	2.09	39,918	2.11	42,443	2.13
2015	37,821	2.08	40,030	2.10	42,814	2.13
2016	37,728	2.07	40,115	2.09	43,161	2.12
2017	37,620	2.06	40,187	2.08	43,499	2.11
2018	37,484	2.04	40,235	2.07	43,815	2.11
2019	37,332	2.03	40,269	2.06	44,119	2.10
2020	37,147	2.02	40,271	2.06	44,396	2.09
2021	36,950	2.02	40,265	2.05	44,667	2.09
Number Change	**-445**		**2,870**		**7,272**	
% Change	**-1.2**		**7.7**		**19.4**	

Source: Community & Strategic Planning Section, City of Greater Sudbury.

Notes:

Area projections are calculated based on the projected population for the entire City of Greater Sudbury and are apportioned according to the former town or city's share of the total population based on the 2001 Census.

Household Projections for Valley East, (2001-2021)

Year	Out-Migration Scenario		Natural Increase Scenario		In-Migration Scenario	
	Households	Average Household Size	Households	Average Household Size	Households	Average Household Size
2001	7,695	2.91	7,695	2.91	7,695	2.91
2002	7,712	2.89	7,738	2.89	7,738	2.89
2003	7,728	2.87	7,782	2.88	7,782	2.88
2004	7,747	2.85	7,830	2.86	7,870	2.86
2005	7,766	2.83	7,880	2.84	7,962	2.84
2006	7,791	2.81	7,936	2.82	8,061	2.82
2007	7,807	2.78	7,984	2.80	8,154	2.81
2008	7,820	2.76	8,030	2.78	8,247	2.79
2009	7,826	2.74	8,069	2.76	8,334	2.78
2010	7,830	2.73	8,107	2.74	8,421	2.76
2011	7,830	2.71	8,142	2.73	8,506	2.75
2012	7,821	2.69	8,168	2.71	8,583	2.74
2013	7,810	2.68	8,192	2.70	8,659	2.73
2014	7,796	2.66	8,214	2.69	8,734	2.72
2015	7,783	2.65	8,237	2.68	8,810	2.71
2016	7,763	2.63	8,255	2.66	8,882	2.70
2017	7,741	2.62	8,270	2.65	8,951	2.69
2018	7,713	2.60	8,279	2.64	9,016	2.68
2019	7,682	2.59	8,286	2.63	9,079	2.67
2020	7,644	2.58	8,287	2.62	9,136	2.67
2021	7,603	2.57	8,286	2.61	9,192	2.66
Number Change	**-92**		**591**		**1,497**	
% Change	**-1.2**		**7.7**		**19.4**	

Source: Community & Strategic Planning Section, City of Greater Sudbury.

Notes:

Area projections are calculated based on the projected population for the entire City of Greater Sudbury and are apportioned according to the former town or city's share of the total population based on the 2001 Census.

Household Projections for Walden, (2001-2021)

Year	Out-Migration Scenario		Natural Increase Scenario		In-Migration Scenario	
	Households	Average Household Size	Households	Average Household Size	Households	Average Household Size
2001	3,815	2.65	3,815	2.65	3,815	2.65
2002	3,823	2.63	3,836	2.63	3,836	2.63
2003	3,831	2.61	3,858	2.62	3,858	2.62
2004	3,841	2.60	3,882	2.60	3,902	2.60
2005	3,850	2.58	3,907	2.58	3,947	2.59
2006	3,863	2.55	3,934	2.56	3,997	2.57
2007	3,870	2.54	3,958	2.55	4,043	2.56
2008	3,877	2.52	3,981	2.53	4,089	2.54
2009	3,880	2.50	4,001	2.51	4,132	2.53
2010	3,882	2.48	4,019	2.50	4,175	2.52
2011	3,882	2.47	4,036	2.48	4,217	2.50
2012	3,878	2.45	4,050	2.47	4,255	2.49
2013	3,872	2.44	4,061	2.46	4,293	2.49
2014	3,865	2.42	4,072	2.45	4,330	2.48
2015	3,858	2.41	4,084	2.44	4,368	2.47
2016	3,849	2.40	4,093	2.43	4,403	2.46
2017	3,838	2.38	4,100	2.41	4,438	2.45
2018	3,824	2.37	4,105	2.40	4,470	2.44
2019	3,809	2.36	4,108	2.39	4,501	2.43
2020	3,790	2.35	4,108	2.39	4,529	2.43
2021	3,770	2.34	4,108	2.38	4,557	2.42
Number Change	**-45**		**293**		**742**	
% Change	**-1.2**		**7.7**		**19.4**	

Source: Community & Strategic Planning Section, City of Greater Sudbury.

Notes:

Area projections are calculated based on the projected population for the entire City of Greater Sudbury and are apportioned according to the former town or city's share of the total population based on the 2001 Census.

Household Projections for New Townships, (2001-2021)

Year	Out-Migration Scenario		Natural Increase Scenario		In-Migration Scenario	
	Households	Average Household Size	Households	Average Household Size	Households	Average Household Size
2001	500	2.60	500	2.60	500	2.60
2002	501	2.58	503	2.58	503	2.58
2003	502	2.57	506	2.57	506	2.57
2004	503	2.55	509	2.55	511	2.56
2005	505	2.53	512	2.53	517	2.54
2006	506	2.51	516	2.52	524	2.52
2007	507	2.49	519	2.50	530	2.51
2008	508	2.47	522	2.48	536	2.49
2009	509	2.45	524	2.47	542	2.48
2010	509	2.44	527	2.45	547	2.47
2011	509	2.42	529	2.44	553	2.46
2012	508	2.41	531	2.43	558	2.45
2013	507	2.39	532	2.41	563	2.44
2014	507	2.38	534	2.40	567	2.43
2015	506	2.37	535	2.39	572	2.42
2016	504	2.35	536	2.38	577	2.41
2017	503	2.34	537	2.37	582	2.40
2018	501	2.33	538	2.36	586	2.40
2019	499	2.32	538	2.35	590	2.39
2020	497	2.30	538	2.34	594	2.38
2021	494	2.29	538	2.33	597	2.38
Number Change	-6		38		97	
% Change	-1.2		7.7		19.4	

Source: Community & Strategic Planning Section, City of Greater Sudbury.

Notes:

Area projections are calculated based on the projected population for the entire City of Greater Sudbury and are apportioned according to the former town or city's share of the total population based on the 2001 Census.

APPENDIX 10: Housing Targets by Sub-Area Based on Natural Increase Scenario

Housing Targets for New Supply Based on Natural Increase Scenario (2001-2021), City of Greater Sudbury

Household Income 2001	% of Total Households City of Greater Sudbury	Annual Housing Target for City of Greater Sudbury	Affordable Rent	Affordable Ownership (Unit Cost)
Under $10,000	7.3	18	Under $250	Under $71,500
$10,000 to $19,999	14.5	35	$250 to $500	
$20,000 to $29,999	11.5	28	$500 to $750	$71,500 to $105,000
$30,000 to $39,999	11.4	28	$750 to $1,000	$105,001 to $140,000
$40,000 to $49,999	9.9	24	$1,000 to $1,250	$140,001 to $172,400
$50,000 and over	45.5	110	$1,250 and Higher	$172,400 and over
Total	**100.0**	**242**		

Source: Statistics Canada, 2001 Census, and SHS Calculations
Note: Totals may not add up due to rounding

Housing Targets for New Supply Based on Natural Increase Scenario (2001-2021), Capreol

Household Income 2001	% of Total Households Capreol	Annual Housing Target for Capreol	Affordable Rent	Affordable Ownership (Unit Cost)
Under $10,000	5.8	0	Under $250	Under $71,500
$10,000 to $19,999	15.5	1	$250 to $500	
$20,000 to $29,999	10.4	1	$500 to $750	$71,500 to $105,000
$30,000 to $39,999	10.8	1	$750 to $1,000	$105,001 to $140,000
$40,000 to $49,999	13.3	1	$1,000 to $1,250	$140,001 to $172,400
$50,000 and over	44.2	2	$1,250 and Higher	$172,400 and over
Total	**100.0**	**5**		

Source: Statistics Canada, 2001 Census, and SHS Calculations
Note: Totals may not add up due to rounding

Housing Targets for New Supply Based on Natural Increase Scenario (2001-2021), Nickel Centre

Household Income 2001	% of Total Households Nickel Centre	Annual Housing Target for Nickel Centre	Affordable Rent	Affordable Ownership (Unit Cost)
Under $10,000	4.0	1	Under $250	Under $71,500
$10,000 to $19,999	12.4	2	$250 to $500	
$20,000 to $29,999	9.8	2	$500 to $750	$71,500 to $105,000
$30,000 to $39,999	10.8	2	$750 to $1,000	$105,001 to $140,000
$40,000 to $49,999	12.1	2	$1,000 to $1,250	$140,001 to $172,400
$50,000 and over	50.9	9	$1,250 and Higher	$172,400 and over
Total	**100.0**	**18**		

Source: Statistics Canada, 2001 Census, and SHS Calculations
Note: Totals may not add up due to rounding

Housing Targets for New Supply Based on Natural Increase Scenario (2001-2021), Onaping Falls

Household Income 2001	% of Total Households Onaping Falls	Annual Housing Target for Onaping Falls	Affordable Rent	Affordable Ownership (Unit Cost)
Under $10,000	4.8	0	Under $250	Under $71,500
$10,000 to $19,999	9.7	1	$250 to $500	
$20,000 to $29,999	10.7	1	$500 to $750	$71,500 to $105,000
$30,000 to $39,999	8.8	1	$750 to $1,000	$105,001 to $140,000
$40,000 to $49,999	10.7	1	$1,000 to $1,250	$140,001 to $172,400
$50,000 and over	55.2	4	$1,250 and Higher	$172,400 and over
Total	**100.0**	**7**		

Source: Statistics Canada, 2001 Census, and SHS Calculations
Note: Totals may not add up due to rounding

Housing Targets for New Supply Based on Natural Increase Scenario (2001-2021), Rayside-Balfour

Household Income 2001	% of Total Households Rayside-Balfour	Annual Housing Target for Rayside-Balfour	Affordable Rent	Affordable Ownership (Unit Cost)
Under $10,000	7.4	2	Under $250	Under $71,500
$10,000 to $19,999	12.3	3	$250 to $500	
$20,000 to $29,999	10.9	2	$500 to $750	$71,500 to $105,000
$30,000 to $39,999	12.4	3	$750 to $1,000	$105,001 to $140,000
$40,000 to $49,999	10.0	2	$1,000 to $1,250	$140,001 to $172,400
$50,000 and over	46.9	10	$1,250 and Higher	$172,400 and over
Total	**100.0**	**22**		

Source: Statistics Canada, 2001 Census, and SHS Calculations
Note: Totals may not add up due to rounding

Housing Targets for New Supply Based on Natural Increase Scenario (2001-2021), Former City of Sudbury

Household Income 2001	% of Total Households City of Former Sudbury	Annual Housing Target for Former City of Sudbury	Affordable Rent	Affordable Ownership (Unit Cost)
Under $10,000	9.1	13	Under $250	Under $71,500
$10,000 to $19,999	17.0	24	$250 to $500	
$20,000 to $29,999	13.2	19	$500 to $750	$71,500 to $105,000
$30,000 to $39,999	11.3	16	$750 to $1,000	$105,001 to $140,000
$40,000 to $49,999	9.5	14	$1,000 to $1,250	$140,001 to $172,400
$50,000 and over	40.0	58	$1,250 and Higher	$172,400 and over
Total	**100.0**	**144**		

Source: Statistics Canada, 2001 Census, and SHS Calculations
Note: Totals may not add up due to rounding

Housing Targets for New Supply Based on Natural Increase Scenario (2001-2021), Valley East

Household Income 2001	% of Total Households Valley East	Annual Housing Target for Valley East	Affordable Rent	Affordable Ownership (Unit Cost)
Under $10,000	3.3	1	Under $250	Under $71,500
$10,000 to $19,999	9.5	3	$250 to $500	
$20,000 to $29,999	7.4	2	$500 to $750	$71,500 to $105,000
$30,000 to $39,999	12.0	4	$750 to $1,000	$105,001 to $140,000
$40,000 to $49,999	10.1	3	$1,000 to $1,250	$140,001 to $172,400
$50,000 and over	57.6	17	$1,250 and Higher	$172,400 and over
Total	**100.0**	**30**		

Source: Statistics Canada, 2001 Census, and SHS Calculations
Note: Totals may not add up due to rounding

Housing Targets for New Supply Based on Natural Increase Scenario (2001-2021), Walden

Household Income 2001	% of Total Households Walden	Annual Housing Target for Walden	Affordable Rent	Affordable Ownership (Unit Cost)
Under $10,000	3.4	1	Under $250	Under $71,500
$10,000 to $19,999	8.9	1	$250 to $500	
$20,000 to $29,999	7.4	1	$500 to $750	$71,500 to $105,000
$30,000 to $39,999	11.4	2	$750 to $1,000	$105,001 to $140,000
$40,000 to $49,999	8.7	1	$1,000 to $1,250	$140,001 to $172,400
$50,000 and over	60.2	9	$1,250 and Higher	$172,400 and over
Total	**100.0**	**15**		

Source: Statistics Canada, 2001 Census, and SHS Calculations
Note: Totals may not add up due to rounding

Housing Targets for New Supply Based on Natural Increase Scenario (2001-2021), New Townships

Household Income 2001	% of Total Households New Townships	Annual Housing Target for New Townships	Affordable Rent	Affordable Ownership (Unit Cost)
Under $10,000	2.1	0.0	Under $250	Under $71,500
$10,000 to $19,999	12.4	0.2	$250 to $500	
$20,000 to $29,999	7.2	0.1	$500 to $750	$71,500 to $105,000
$30,000 to $39,999	11.3	0.2	$750 to $1,000	$105,001 to $140,000
$40,000 to $49,999	12.4	0.2	$1,000 to $1,250	$140,001 to $172,400
$50,000 and over	54.6	1.1	$1,250 and Higher	$172,400 and over
Total	**100.0**	**2**		

Source: Statistics Canada, 2001 Census, and SHS Calculations
Note: Totals may not add up due to rounding

APPENDIX 11: Housing Targets by Sub-Area Based on In-Migration Scenario

Housing Targets for New Supply Based on In-Migration Scenario (2001-2021), City of Greater Sudbury

Household Income 2001	% of Total Households City of Greater Sudbury	Annual Housing Target for City of Greater Sudbury	Affordable Rent	Affordable Ownership (Unit Cost)
Under $10,000	7.3	45	Under $250	Under $71,500
$10,000 to $19,999	14.5	89	$250 to $500	
$20,000 to $29,999	11.5	71	$500 to $750	$71,500 to $105,000
$30,000 to $39,999	11.4	70	$750 to $1,000	$105,001 to $140,000
$40,000 to $49,999	9.9	61	$1,000 to $1,250	$140,001 to $172,400
$50,000 and over	45.5	279	$1,250 and Higher	$172,400 and over
Total	**100.0**	**613**		

Source: Statistics Canada, 2001 Census, and SHS Calculations
Note: Totals may not add up due to rounding

Housing Targets for New Supply Based on In-Migration Scenario (2001-2021), Capreol

Household Income 2001	% of Total Households Capreol	Annual Housing Target for Capreol	Affordable Rent	Affordable Ownership (Unit Cost)
Under $10,000	5.8	1	Under $250	Under $71,500
$10,000 to $19,999	15.5	2	$250 to $500	
$20,000 to $29,999	10.4	1	$500 to $750	$71,500 to $105,000
$30,000 to $39,999	10.8	2	$750 to $1,000	$105,001 to $140,000
$40,000 to $49,999	13.3	2	$1,000 to $1,250	$140,001 to $172,400
$50,000 and over	44.2	6	$1,250 and Higher	$172,400 and over
Total	**100.0**	**14**		

Source: Statistics Canada, 2001 Census, and SHS Calculations
Note: Totals may not add up due to rounding

Housing Targets for New Supply Based on In-Migration Scenario (2001-2021), Nickel Centre

Household Income 2001	% of Total Households Nickel Centre	Annual Housing Target for Nickel Centre	Affordable Rent	Affordable Ownership (Unit Cost)
Under $10,000	4.0	2	Under $250	Under $71,500
$10,000 to $19,999	12.4	6	$250 to $500	
$20,000 to $29,999	9.8	4	$500 to $750	$71,500 to $105,000
$30,000 to $39,999	10.8	5	$750 to $1,000	$105,001 to $140,000
$40,000 to $49,999	12.1	5	$1,000 to $1,250	$140,001 to $172,400
$50,000 and over	50.9	23	$1,250 and Higher	$172,400 and over
Total	**100.0**	**45**		

Source: Statistics Canada, 2001 Census, and SHS Calculations
Note: Totals may not add up due to rounding

Housing Targets for New Supply Based on In-Migration Scenario (2001-2021), Onaping Falls

Household Income 2001	% of Total Households Onaping Falls	Annual Housing Target for Onaping Falls	Affordable Rent	Affordable Ownership (Unit Cost)
Under $10,000	4.83	1	Under $250	Under $71,500
$10,000 to $19,999	9.65	2	$250 to $500	
$20,000 to $29,999	10.72	2	$500 to $750	$71,500 to $105,000
$30,000 to $39,999	8.85	2	$750 to $1,000	$105,001 to $140,000
$40,000 to $49,999	10.72	2	$1,000 to $1,250	$140,001 to $172,400
$50,000 and over	55.20	10	$1,250 and Higher	$172,400 and over
Total	**100.0**	**18**		

Source: Statistics Canada, 2001 Census, and SHS Calculations
Note: Totals may not add up due to rounding

Housing Targets for New Supply Based on In-Migration Scenario (2001-2021), Rayside-Balfour

Household Income 2001	% of Total Households Rayside-Balfour	Annual Housing Target for Rayside-Balfour	Affordable Rent	Affordable Ownership (Unit Cost)
Under $10,000	7.4	4	Under $250	Under $71,500
$10,000 to $19,999	12.3	7	$250 to $500	
$20,000 to $29,999	10.9	6	$500 to $750	$71,500 to $105,000
$30,000 to $39,999	12.4	7	$750 to $1,000	$105,001 to $140,000
$40,000 to $49,999	10.0	6	$1,000 to $1,250	$140,001 to $172,400
$50,000 and over	46.9	26	$1,250 and Higher	$172,400 and over
Total	**100.0**	**55**		

Source: Statistics Canada, 2001 Census, and SHS Calculations
Note: Totals may not add up due to rounding

Housing Targets for New Supply Based on In-Migration Scenario (2001-2021), Former City of Sudbury

Household Income 2001	% of Total Households Former City of Sudbury	Annual Housing Target for Former City of Sudbury	Affordable Rent	Affordable Ownership (Unit Cost)
Under $10,000	9.1	33	Under $250	Under $71,500
$10,000 to $19,999	17.0	62	$250 to $500	
$20,000 to $29,999	13.2	48	$500 to $750	$71,500 to $105,000
$30,000 to $39,999	11.3	41	$750 to $1,000	$105,001 to $140,000
$40,000 to $49,999	9.5	34	$1,000 to $1,250	$140,001 to $172,400
$50,000 and over	40.0	146	$1,250 and Higher	$172,400 and over
Total	**100.0**	**364**		

Source: Statistics Canada, 2001 Census, and SHS Calculations
Note: Totals may not add up due to rounding

Housing Targets for New Supply Based on In-Migration Scenario (2001-2021), Valley East

Household Income 2001	% of Total Households Valley East	Annual Housing Target for Valley East	Affordable Rent	Affordable Ownership (Unit Cost)
Under $10,000	3.3	3	Under $250	Under $71,500
$10,000 to $19,999	9.5	7	$250 to $500	
$20,000 to $29,999	7.4	6	$500 to $750	$71,500 to $105,000
$30,000 to $39,999	12.0	9	$750 to $1,000	$105,001 to $140,000
$40,000 to $49,999	10.1	8	$1,000 to $1,250	$140,001 to $172,400
$50,000 and over	57.6	43	$1,250 and Higher	$172,400 and over
Total	**100.0**	**75**		

Source: Statistics Canada, 2001 Census, and SHS Calculations
Note: Totals may not add up due to rounding

Housing Targets for New Supply Based on In-Migration Scenario (2001-2021), Walden

Household Income 2001	% of Total Households Walden	Annual Housing Target for Walden	Affordable Rent	Affordable Ownership (Unit Cost)
Under $10,000	3.4	1	Under $250	Under $71,500
$10,000 to $19,999	8.9	3	$250 to $500	
$20,000 to $29,999	7.4	3	$500 to $750	$71,500 to $105,000
$30,000 to $39,999	11.4	4	$750 to $1,000	$105,001 to $140,000
$40,000 to $49,999	8.7	3	$1,000 to $1,250	$140,001 to $172,400
$50,000 and over	60.2	22	$1,250 and Higher	$172,400 and over
Total	**100.0**	**37**		

Source: Statistics Canada, 2001 Census, and SHS Calculations
Note: Totals may not add up due to rounding

Housing Targets for New Supply Based on In-Migration Scenario (2001-2021), New Townships

Household Income 2001	% of Total Households New Townships	Annual Housing Target for New Townships	Affordable Rent	Affordable Ownership (Unit Cost)
Under $10,000	2.1	0	Under $250	Under $71,500
$10,000 to $19,999	12.4	1	$250 to $500	
$20,000 to $29,999	7.2	0	$500 to $750	$71,500 to $105,000
$30,000 to $39,999	11.3	1	$750 to $1,000	$105,001 to $140,000
$40,000 to $49,999	12.4	1	$1,000 to $1,250	$140,001 to $172,400
$50,000 and over	54.6	3	$1,250 and Higher	$172,400 and over
Total	**100.0**	**5**		

Source: Statistics Canada, 2001 Census, and SHS Calculations
Note: Totals may not add up due to rounding

APPENDIX 12: Regional Municipality of Sudbury 1988 – 2000 - City of Greater Sudbury 2001 - New Residential Units by Type, Area and Tenure

(excludes Camps & Cottages, Mobile Homes and units created through Miscellaneous Residential)

		Ownership					Rental		
Area	Year	Freehold			Condominium				Total
		Single	Semi	Row	Row	Apt	Row	Apt	
Capreol	1988	16	-	-	-	-	-	-	16
	1989	22	-	-	-	-	-	8	30
	1990	24	-	-	-	-	-	-	24
	1991	6	-	-	-	-	-	28	34
	1992	8	2	-	-	-	-	-	10
	1993	4	-	-	-	-	-	-	4
	1994	1	-	-	-	-	-	-	1
	1995	1	-	-	-	-	-	-	1
	1996	-	2	-	-	-	-	-	2
	1997	1	-	-	-	-	-	-	1
	1998	2	-	-	-	-	-	-	2
	1999	2	-	-	-	-	-	-	2
	2000	-	-	-	-	-	-	-	0
	2001	1	-	-	-	-	-	-	1
	2002	-	-	-	-	-	-	-	0
	2003	-	-	-	-	-	-	-	0
Total		**88**	**4**	**0**	**0**	**0**	**0**	**36**	**128**

Nickel Centre	1988	103	5	-	-	-	-	-	108
	1989	120	-	-	-	-	-	7	127

APPENDIX 12: Regional Municipality of Sudbury 1988 – 2000 - City of Greater Sudbury 2001 - New Residential Units by Type, Area and Tenure

(excludes Camps & Cottages, Mobile Homes and units created through Miscellaneous Residential)

		Ownership					Rental		
Area	Year	Freehold			Condominium				Total
		Single	Semi	Row	Row	Apt	Row	Apt	
	1990	83	2	-	-	-	-	8	93
	1991	71	20	-	-	-	-	-	91
	1992	74	16	-	-	-	-	4	94
	1993	60	46	-	-	-	-	-	106
	1994	57	22	-	-	-	-	-	79
	1995	36	6	-	-	-	-	-	42
	1996	39	6	-	-	-	-	-	45
	1997	38	6	-	-	-	-	-	44
	1998	14	-	-	-	-	-	-	14
	1999	16	-	-	-	-	-	-	16
	2000	16	-	-	-	-	-	-	16
	2001	16	-	-	-	-	-	-	16
	2002	26	-	-	-	-	-	-	26
	2003	34	2	-	-	-	-	-	36
Total		**803**	**131**	**0**	**0**	**0**	**0**	**19**	**953**

Onaping Falls	1988	10	-	-	-	-	-	-	10
	1989	21	-	-	-	-	-	-	21
	1990	23	-	-	-	-	-	-	23
	1991	9	-	-	-	-	-	20	29

APPENDIX 12: Regional Municipality of Sudbury 1988 – 2000 - City of Greater Sudbury 2001 - New Residential Units by Type, Area and Tenure

(excludes Camps & Cottages, Mobile Homes and units created through Miscellaneous Residential)

		Ownership					Rental		
Area	Year	Freehold			Condominium				Total
		Single	Semi	Row	Row	Apt	Row	Apt	
	1992	11	-	-	-	-	-	-	11
	1993	12	-	-	-	-	-	-	12
	1994	6	-	-	-	-	-	-	6
	1995	8	-	-	-	-	-	-	8
	1996	7	-	-	-	-	-	-	7
	1997	6	-	-	-	-	-	-	6
	1998	4	-	-	-	-	-	-	4
	1999	4	-	-	-	-	-	-	4
	2000	3	-	-	-	-	-	-	3
	2001	2	-	-	-	-	-	-	2
	2002	7	-	-	-	-	-	-	7
	2003	5	-	-	-	-	-	-	5
Total		**138**	**0**	**0**	**0**	**0**	**0**	**20**	**158**
Rayside-Balfour	1988	105	4	-	-	-	-	-	109
	1989	147	7	-	-	-	-	44	198
	1990	98	10	-	-	-	-	12	120
	1991	89	90	-	-	-	-	178	357
	1992	57	8	-	-	-	-	8	73
	1993	47	2	-	-	-	30	-	79

APPENDIX 12: Regional Municipality of Sudbury 1988 – 2000 - City of Greater Sudbury 2001 - New Residential Units by Type, Area and Tenure

(excludes Camps & Cottages, Mobile Homes and units created through Miscellaneous Residential)

		Ownership					Rental		
Area	Year	Freehold			Condominium				Total
		Single	Semi	Row	Row	Apt	Row	Apt	
	1994	39	10	-	-	-	-	-	49
	1995	18	44	-	-	-	-	-	62
	1996	32	2	-	-	-	-	-	34
	1997	26	2	-	-	-	-	-	28
	1998	22	2	-	-	-	-	-	24
	1999	13	-	-	-	-	-	-	13
	2000	14	-	-	-	-	-	-	14
	2001	7	-	-	-	-	-	-	7
	2002	29	2	-	-	-	-	-	31
	2003	23	8	-	-	-	-	-	31
Total		**766**	**191**	**0**	**0**	**0**	**30**	**242**	**1229**

Sudbury	1988	326	66	-	-	24	84	240	740
	1989	368	60	-	16	-	-	183	627
	1990	218	45	-	-	32	91	356	742
	1991	200	40	-	72	62	110	858	1342
	1992	145	62	-	-	-	78	194	479
	1993	121	28	-	-	-	-	83	232
	1994	142	38	-	-	-	-	-	180
	1995	58	14	-	-	-	-	-	72

APPENDIX 12: Regional Municipality of Sudbury 1988 – 2000 - City of Greater Sudbury 2001 - New Residential Units by Type, Area and Tenure

(excludes Camps & Cottages, Mobile Homes and units created through Miscellaneous Residential)

		Ownership					Rental		
Area	Year	Freehold			Condominium				Total
		Single	Semi	Row	Row	Apt	Row	Apt	
	1996	102	28	6	-	-	-	-	136
	1997	84	4	-	-	-	-	20	108
	1998	54	2	-	-	-	-	-	56
	1999	59	2	-	-	-	-	-	61
	2000	83	-	-	-	-	-	-	83
	2001	104	-	-	-	-	-	-	104
	2002	155	-	-	-	-	-	4	159
	2003	154	2	-	-	-	-	-	156
Total		**2,373**	**391**	**6**	**88**	**118**	**363**	**1,938**	**5,277**

Valley East	1988	192	-	-	-	-	-	-	192
	1989	295	2	-	-	-	-	12	309
	1990	195	8	-	-	-	20	50	273
	1991	215	8	-	-	-	22	40	285
	1992	131	32	-	-	-	65	8	236
	1993	131	12	-	-	-	-	-	143
	1994	120	4	-	-	-	-	-	124
	1995	71	-	-	-	-	-	-	71
	1996	75	1	-	-	-	-	4	80
	1997	55	-	-	-	-	-	-	55

APPENDIX 12: Regional Municipality of Sudbury 1988 – 2000 - City of Greater Sudbury 2001 - New Residential Units by Type, Area and Tenure

(excludes Camps & Cottages, Mobile Homes and units created through Miscellaneous Residential)

		Ownership					Rental		
Area	Year	Freehold			Condominium				Total
		Single	Semi	Row	Row	Apt	Row	Apt	
	1998	42	-	-	-	-	-	-	42
	1999	34	-	-	-	-	-	-	34
	2000	28	2	-	-	-	-	-	30
	2001	32	-	-	-	-	-	-	32
	2002	52	-	-	-	-	-	-	52
	2003	66	-	-	-	-	-	-	66
Total		**1,734**	**69**	**0**	**0**	**0**	**107**	**114**	**2,024**
Walden	1988	64	-	-	-	-	-	-	64
	1989	100	-	-	-	-	-	30	130
	1990	66	-	-	-	-	-	-	66
	1991	66	-	-	-	-	-	-	66
	1992	51	-	-	-	-	-	-	51
	1993	58	6	-	-	-	-	-	64
	1994	44	8	-	-	-	-	-	52
	1995	28	-	-	-	-	-	-	28
	1996	30	-	-	-	-	-	-	30
	1997	28	-	-	-	-	-	-	28
	1998	22	-	-	-	-	-	-	22
	1999	15	-	-	-	-	-	72	87

APPENDIX 12: Regional Municipality of Sudbury 1988 – 2000 - City of Greater Sudbury 2001 - New Residential Units by Type, Area and Tenure

(excludes Camps & Cottages, Mobile Homes and units created through Miscellaneous Residential)

		Ownership					Rental		
Area	Year	Freehold			Condominium				Total
		Single	Semi	Row	Row	Apt	Row	Apt	
	2000	21	-	-	-	-	-	-	21
	2001	23	-	-	-	-	-	-	23
	2002	20	-	-	-	-	-	-	20
	2003	24	-	-	-	-	-	-	24
Total		**660**	**14**	**0**	**0**	**0**	**0**	**102**	**776**
New Townships (pre-2001 data not available)	2001	4	-	-	-	-	-	-	4
	2002	3	-	-	-	-	-	-	3
	2003	3	-	-	-	-	-	-	3
Total		**10**	**0**	**0**	**0**	**0**	**0**	**0**	**10**
RMS	1988	816	75	-	-	24	84	240	1,239
	1989	1,073	69	-	16	-	-	284	1,442
	1990	707	65	-	-	32	111	426	1,341
	1991	656	158	-	72	62	132	1,124	2,204
	1992	477	120	-	-	-	143	214	954
	1993	433	94	-	-	-	30	83	640
	1994	409	82	-	-	-	-	-	491
	1995	220	64	-	-	-	-	-	284
	1996	285	39	6	-	-	-	4	334

APPENDIX 12: Regional Municipality of Sudbury 1988 – 2000 - City of Greater Sudbury 2001 - New Residential Units by Type, Area and Tenure

(excludes Camps & Cottages, Mobile Homes and units created through Miscellaneous Residential)

		Ownership					Rental		
Area	Year	Freehold			Condominium				Total
		Single	Semi	Row	Row	Apt	Row	Apt	
	1997	238	12	-	-	-	-	20	270
	1998	160	4	-	-	-	-	-	164
	1999	143	2	-	-	-	-	72	217
	2000	165	2	-	-	-	-	-	167
CGS	2001	189	-	-	-	-	-	-	189
	2002	292	2	-	-	-	-	4	298
	2003	309	12	-	-	-	-	-	321
Total		**6,572**	**800**	**6**	**88**	**118**	**500**	**2,471**	**10,555**

Source: Verification Reports, Building Services Section, City of Greater Sudbury.
Prepared by the Community & Strategic Planning Section, City of Greater Sudbury.
4-Oct-04

APPENDIX 13: Defining Affordable Housing

One of the key elements to be included in the Official Plan in accordance with the proposed Provincial Policy Statement is a definition of affordable housing. A definition of this nature would also provide assistance in pursuing various government assistance programs and in adding to the understanding of key stakeholders, including the community itself, about affordable housing needs. A discussion of alternative definitions is provided below.

Background

There are many interpretations of the definition of affordable housing. It is important that a definition be adopted as part of this study in order to provide a clear and common level of understanding among all stakeholders and the public at large.

Numerous approaches have been applied in various jurisdictions to formulate a definition of affordable housing. The most widespread approach in Canada is to apply the accepted guideline of 30% of household income being spent on shelter as the basis of the definition. Others have used average market rents as the basis of their definition of affordable housing. Some jurisdictions have adopted a definition that is based on a percentage of median or average household income for the area, such as housing affordable by persons with incomes of 60% or 80% of median income for the area.

Some Considerations in Formulating a Definition

In formulating a definition of affordable housing, it is important to keep in mind that a workable definition must be clear, straightforward, easy to understand, readily applicable to various assistance programs and easily updated. In addition, the definition should be in keeping with the Province's proposed definition of affordable housing contained in its proposed Provincial Policy Statement.

It should be noted that municipal planning authorities and land use planners may go beyond the minimum standards established in the Provincial Policy Statement as long as they do not conflict with any other policy of the Provincial Policy Statement. Consequently, the City of Greater Sudbury may establish a more stringent definition of affordable.

The needs analysis showed that 44% of resale units for sale in the City of Greater Sudbury were priced at $100,000 or lower and that these would be affordable to many of the 33.3% of all households with incomes below $30,000 per year. While many of these lower cost resale units may be in need of repair, they do provide affordable ownership options for first time homebuyers. The 21.8% of all households with incomes of less than $20,000 would be able to afford to carry a house priced at $70,000 or less.

Very few listings were priced at $70,000 or less, thereby making it extremely difficult for households with incomes of $20,000 or lower to enter into home ownership.

The analysis also showed that the average market rent for one-bedroom, two-bedroom and three-bedroom units was not affordable to the 44% of tenant households with incomes of less than $20,000 per year. In addition, based on CMHC rental figures and Statistics Canada income figures for 2001, the analysis showed that one bedroom units were only affordable to households with incomes over $20,080 per year; two bedroom units were only affordable to households with incomes over $24,760 per year and three-bedroom units were only affordable to households with incomes over $27,400 per year.

Alternative Definitions

The following definitions of affordable housing are currently being used by a number of jurisdictions.

- **Canadian Definition – Core Need Housing**

In Canadian housing policy, the underlying concept for defining affordable housing is to identify households in Core Need. Core Need combines affordability, suitability, and adequacy measures. "Affordability" is defined as paying less than 30% of before-tax household income on housing. "Suitability" means that the household can afford a unit with the appropriate number of bedrooms for their household size. "Adequacy" means that the unit was not identified by occupants during the Census as needing "major repairs."

A household is in Core Housing Need if it falls below at least one of the three standards and the household would have to spend more than 30% of its income to pay the average local costs of standard housing. The Core Need Income Thresholds (CNITs) established by CMHC for the City of Greater Sudbury take the median rent for an adequate unit (in terms of condition) and then derive the applicable household income limit based on the household not paying more than 30% of their income on rent.

Core Need Income Thresholds, City of Greater Sudbury, 2003

Unit Type	**Household Income Limits**	**Applicable Rents**
Bachelor Unit	$19,000	$475
One Bedroom	$24,000	$600
Two Bedroom	$29,000	$725
Three Bedroom	$38,000	$950
Four Bedroom	$46,000	$1,150

Source: CMHC

* **Provincial Household Income Limits for Social Housing**

The Province has established household income limits for social housing projects (i.e. non-profit and co-operative) currently funded by the City of Greater Sudbury. Although the City, as Service Manager, may set its own local limits, these limits are used by the Province for the purposes of flowing federal funding to the Service Manager.

As shown in the following Table, the Household Income Limits (HILs) for the City of Greater Sudbury are very close to those established by CMHC.

Household Income Limits
City of Greater Sudbury

	Household Income Limits City of Greater Sudbury	Applicable Rents
Bachelor Unit	$19,500	$488
One Bedroom	$24,500	$612
Two Bedroom	$30,000	$750
Three Bedroom	$36,500	$912
Four Bedroom	$40,000	$1,000

* **CMHC Average Rents**

A number of large, more urban municipalities have used a definition of affordable rental housing based on CMHC average rents. The City of Toronto's definition, as found in their Official Plan, is:

> *Affordable rental housing and affordable rents means housing where the total monthly shelter cost (gross monthly rent including utilities – heat, hydro and hot water- but excluding parking and cable television charges) is at or below one times the average City of Toronto rent, by unit type (number of bedrooms), as reported annually by the Canada Mortgage and Housing Corporation.*
>
> *Affordable ownership housing is housing which is priced at or below an amount where the total monthly shelter cost (mortgage principle and interest – based on a 25-year amortization, 10% down payment and the chartered bank administered mortgage rate for a conventional 5-year mortgage as reported by the Bank of Canada at the time of application- plus property taxes calculated on a monthly basis) equals the average City of Toronto rent, by unit type, as reported annually by the Canada Mortgage and Housing Corporation. Affordable ownership price includes GST and any other mandatory costs associated with purchasing the unit.*

The average market rents for the City of Greater Sudbury as well as applicable household incomes (based on 30% rent-to-income ratio) are as follows:

Average Rents and Required Household Incomes
City of Greater Sudbury, 2004

Unit Type	City of Greater Sudbury	
	Average Rents	Income
Bachelor	$393	$15,720
1-Bedroom	$529	$21,160
2-Bedroom	$655	$26,200
3+ Bedroom	$734	$29,360

- **The Income Distribution Approach – the Provincial Policy Statement Approach**

Some municipalities have developed definitions of affordable housing based on the distribution of household income in their service area. Affordable housing is then related to housing that can be afforded by those at a certain income level or below, e.g., the median income or lower.[4] The definition in the proposed Provincial Policy Statement incorporates the lowest 60th percentile of households (for ownership housing) and the lowest 60th percentile of tenant households (for rental housing) into its definition of affordable housing. [5]

The Province's Draft Provincial Policy Statement contains the following definition of "affordable":

Affordable means:

c. *in the case of ownership housing, the least expensive of:*

   ii. *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*

   iii. *housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area;*

d. *in the case of rental housing, the least expensive of:*

[4] The median income is that income that would be at the middle if all incomes were ordered from lowest to highest.
[5] The 60th percentile is that income level below which 60 percent of all households fall.

i. *a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or*

ii. *a unit for which the rent is at or below the average market rent of a unit in the regional market area.*

Low and moderate income households means:

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 60 percent of the income distribution for renter households for the regional market area.*

Using the 60th percentile approach tends to result in high "affordable" rent and housing price thresholds. For example, as shown below, using the income distribution for tenants would result in the 60th percentile of tenants at just below $30,000 income with an affordable monthly rent of just below $750 (based on paying 30% of income on rent). One of the shortcomings with using this approach is that detailed data is required to estimate the 60th percentile for households occupying different unit sizes.

Estimating Rents Affordable to the 60th Percentile of Tenants City of Greater Sudbury, Based on 2000 Income

Household Income	% of Renter Households	Cumulative	Affordable Rent (Monthly)
Under $10,000	16.5%	16.5%	Under $250
$10,000 to $19,999	27.9%	44.4%	$250 to $500
$20,000 to $29,999	17.1%	61.5%	$500 to $750
$30,000 to $39,999	9.2%	70.7%	$750 to $1,000
$40,000 and over	29.3%	100%	Over $1,000
	Income	**Affordable Rent**	
Estimated 60th Percentile	$30,000 (approx.)	$750 (approx.)	

Based on the income distribution below, the 60th percentile in the City of Greater Sudbury is estimated to be $58,000. The Table below estimates the affordable ownership house price that is affordable to the 60th percentile of households, the estimated affordable house price would be $205,000 assuming a 10% down payment, a

6.5% mortgage rate and 25-year amortization period. In our opinion, the $205,000 is too high to be considered "affordable", and we would therefore, recommend the second option which is "10% below the average price of resale housing in the study area". In the City of Greater Sudbury, the average 2003 price of a resale dwelling was $117,500. Therefore, an affordable price for ownership housing would be $106,000 or lower. Such housing would be affordable to approximately the lowest third of incomes in the City of Greater Sudbury.

Household Income by Percentage Breakdown, City of Greater Sudbury, Based on 2000 Income

Household Income	% of Total Households	Cumulative %	Affordable Ownership (Unit Cost)
Under $10,000	7.3%	7.3%	Under $71,500
$10,000 to $19,999	14.5%	21.8	Under $71,500
$20,000 to $29,999	11.5%	33.3	$71,500 to $100,500
$30,000 to $39,999	11.4%	44.7	$100,501 to $140,000
$40,000 to $49,999	9.9%	54.6	$140,001 to $172,400
$50,000 to $59,999	8.8%	62.4	$172,401 and over
Over $60,000	36.6%	100.0	
	Income	**Affordable Ownership**	
Estimated 60th Percentile	$58,000	$205,000	
10% below average price*	$31,000	$106,000	

* Based on MLS sales for the City of Greater Sudbury.

- **Percentage of Median or Average Income**

Some jurisdictions in the United States have adopted a definition that is based on a percentage of median or average household income for the area, such as housing affordable by persons with incomes of 60% or 80% of median income for the area.

The median income in the City of Greater Sudbury, based on the 2001 Census, was $45,225. Housing that would be affordable to persons with incomes of 80%, 65%, and 60% of median is shown in the following Table:

Household Income by Percentage of Median Income, City of Greater Sudbury, 2001

Median Household Income	Applicable Household Income	Affordable Rent
80%	$36,180	$905
65%	$29,396	$735
60%	$27,135	$678

Comparison of the Approaches and Recommended Approach

The following two tables compare the applicable rents and household incomes for the City of Greater Sudbury when each of the five approaches to defining affordable housing are used.

It should be noted that using a more targeted approach, that is, a lower threshold for affordable rent, may make more sense from the point of view of serving those most in need. However, from a practical point of view, a higher threshold may be easier to meet. A higher affordable rent, for example, may be easier to attain by non-profit groups, private developers or public-private partnerships when government subsidy programs are limited to capital grants. Furthermore, while the federal government will provide up to $25,000 per unit, the Provincial grant is still limited to $2,000 per unit under the Community Rental Program with the bulk of the matching funds falling to the municipality and proponent of affordable housing.

While the capital grants lower operating costs, it is often difficult to reach rents that are below average rents in a given area. Furthermore, the lack of subsidies for new rent-geared-to-income units make it difficult to target the lowest income households.

For the purposes of official plan policies, it is recommended that the definition of “affordable housing” as proposed by the Province in the Provincial Policy Statement be adopted. The proposed definition in the Provincial Policy Statement combines the average rent concept with the income distribution approach – whichever is lower. We recommend using the average rents in the City of Greater Sudbury by unit size as the best measure of “affordable housing”. This approach will also ensure that the official plan policies comply with the proposed Provincial guidelines.

For ownership housing, the house price affordable to the 60th percentile is too high as discussed above. Instead we recommend the price of $106,000 be used, which is 10% below the average price in the City of Greater Sudbury.

Comparison of Approaches – Applicable Rents

Unit Type	Draft Provincial Policy Statement (Average market rents)	CMHC Core Need Income Threshold	Provincial Household Income Limits	CMHC Average Rents	Percentage of Median (80%/65%/60%)
Bachelor	$393	$475	$488	$393	$905 $735 $678
1 Bedroom	$529	$600	$612	$529	
2 Bedroom	$655	$725	$750	$655	
3 Bedroom	$734	$950	$912	$734	

Comparison of Applicable Incomes For Affordable Rent Under The Five Approaches

Unit Type	Draft Provincial Policy Statement (Average market rents)	CMHC Core Need Income Threshold	Provincial Household Income Limits	CMHC Average Rents	Percentage of Median (80%/65%/60%)
Bachelor	$15,720	$19,000	$19,520	$15,720	$36,200 $29,400 $27,120
1 Bedroom	$21,160	$24,000	$24,480	$21,160	
2 Bedroom	$26,200	$29,000	$30,000	$26,200	
3 Bedroom	$29,360	$38,000	$36,480	$29,360	

APPENDIX 14: Housing Background Study Survey

LIST OF QUESTIONS

Name: ____

Organization Name: _________________________________

BACKGROUND INFORMATION ABOUT ORGANIZATION

1. Tell us a bit about your organization and how it is related to the demand or supply of housing in the City of Greater Sudbury.

    a) Where are you located?

    b) How long have you been in service?

    c) Who is your main client group?

    d) What type of services do you provide? (Consultation? Housing? Food? Other?)

QUESTIONS FOR LONG TERM OR TRANSITIONAL HOUSING PROVIDERS

2. If you are a **long term or transitional housing provider**, can you please provide us with some statistics please? We would like to know:

a) How many housing units do you possess? Number of Units: ___________

b) How many clients do you house on an annual basis?

Year	TOTAL Number of Clients	Number of Women	Number of Men	Number of Youth	Number of Children
2000					
2001					
2002					
2003					

c) Do you maintain waiting lists for housing units? We would like to know if the need is increasing.

Year	Number of persons on the waiting list
2000	
2001	
2002	
2003	

d) How long are clients allowed to stay in your housing units?

e) Are there any associated costs for shelter?

f) Do you possess, any data of demographic, socio-economic characteristics of clients (i.e. Age, education, income)

QUESTIONS FOR EMERGENCY/TEMPORARY HOUSING PROVIDERS

3. If you are an **Emergency or Temporary Hosing Provider**, can you please provide us with some statistics please? We would like to know:

a) How many emergency beds do you possess? Number of Beds: ___________

b) How many clients have retained emergency accommodation at your organization on an annual basis?

Year	TOTAL Number of Clients	Number of Women	Number of Men	Number of Youth	Number of Children
2000					
2001					
2002					
2003					

c) Do you maintain waiting lists for housing units? We would like to know if the need is increasing.

Year	Number of persons on the waiting list
2000	
2001	
2002	
2003	

d) How long are clients allowed to stay in your housing units?

e) Number of nights spent at the shelter?

Year	TOTAL Number of Nights spent by Men	TOTAL Number of Nights spent by Women	TOTAL Number of Nights spent by Children	TOTAL Number of Nights spent by Youth
2000				
2001				
2002				
2003				

f) Do you possess any data of demographic, socio-economic characteristics of clients (i.e. Age, education, income)?

GENERAL QUESTIONS

4. In your opinion, what are some of the key housing issues in the CGS?

5. Do you feel the CGS has an adequate supply of affordable rental and ownership housing? Why or why not? Do you have any documentation or statistics to support this position?

6. Are there particular groups of residents that, in your opinion, have a particularly difficult time finding affordable, adequate housing (e.g. seniors, first time home buyers)? Please elaborate.

7. Do you have any suggested actions or strategies that the CGS, private sector or others could put in place to address the housing needs of its residents?

8. Are you aware of any recently published reports, council decisions or other information on demographic, social, economic or housing issues that would be useful for us to review?

APPENDIX 15: Key Sources/Representatives

Name	Organization
Carey Desjardins	Elizabeth Fry Society
Cathy Carroll	Laurentian University SGA
Deborah Sullivan	Greater Sudbury Association for Community Living
Earl Black	Laurentian University
Gaetane Pharand	Centre Victoria pour femmes
Ginette Demers	Centre Victoria pour femmes
Joanne Penteris-St.Onge	CMHA Association, Sudbury Branch
John Rimore	John Howard Sudbury
Karen Armstrong	Habitat for Humanity
Kathryn Irwin-Segin	Northern Regional Recovery Continuum
Leo Therrien	Maison "La Paix"
Lise Sénécal,	L'association des jeunes de la rue:Foyer Notre Dame House
Mark Tinkis	St. Leonard's Half Way House
Marlene Gorman	Sudbury Action Centre for Youth
Mary Murdoch	City of Greater Sudbury: Shelters & Homelessness Initiatives
Michel Lamarre	First Steps Iniatives
Patricia Delyea	Rockhaven
Tyler Campbell	ICAN – Independence Centre and Network
Valerie Scarfone	ICAN – Independence Centre and Network

Focus Group A Attendees - January 17, 2005

Name	Organization
Janet Gasparini	Social Planning Council
Lise Sénécal	L'association des jeunes de la rue
Bob Walsh	Elgin Street Mission
Colette Prevost	YWCA – Genevra House
Jackie Lafleur	First Steps Initiatives
Sue Duval	First Steps Initiatives
Karen Armstrong	Habitat for Humanity
Jim Gainer	Habitat for Humanity
Peggy Llewellyn	Canadian Red Cross
Lana Tremblay	Elizabeth Fry Society
Lynn O'Farrell	Sudbury Sexual Assault Crisis Centre
Maureen Doyle	Sudbury Sexual Assault Crisis Centre
Walter Howells	Salvation Army
Lorraine Leblanc	Centre de Santé Communautaire de Sudbury
Marion Quigley	Canadian Mental Health Association
Sarah Gauthier	Canadian Mental Health Association
Léo Therrien	Maison La Paix
Patricia Delyea	Rockhaven
Lise Chamberland	Pinegate Addiction Services
John Binks	Ontario March of Dimes
Tyler Campbell	ICAN – Independence Centre and Network
Marlene Gorman	Sudbury Action Centre for Youth
James King-Séguin	Native People of Sudbury Development Corp.
Cathy Carroll	LU Students' General Association
Cindy Couillard	Ministry of Municipal Affairs and Housing
Jim Coughlin	Ministry of Municipal Affairs and Housing
Arnie Gallo	Canada Mortgage and Housing
Alex Fex	Greater Sudbury Housing Corporation
Robert Sutherland	Greater Sudbury Housing Corporation
Mary Murdoch	Community Development and Social Policy Division, CGS
Shelly Upton	Housing Services Section, CGS
Paul Baskcomb	Community & Strategic Planning Section, CGS
Tin Chee Wu	Community & Strategic Planning Section, CGS
Mauro Manzon	Community & Strategic Planning Section, CGS

Focus Group B Attendees – January 17, 2005

Name	Organization
Lynne Reynolds	City Council, City of Greater Sudbury
John Zulich	Zulich Enterprises
Douglas Simmons	Lorne Properties
Dawn Morissette	Dalron
Susan Thompson	Downtown Village Development Corporation
Cindy Couillard	Ministry of Municipal Affairs and Housing
Jim Coughlin	Ministry of Municipal Affairs and Housing
Arnie Gallo	Canada Mortgage and Housing
Paul Baskcomb	Community & Strategic Planning Section, CGS
Tin Chee Wu	Community & Strategic Planning Section, CGS
Mauro Manzon	Community & Strategic Planning Section, CGS
Bill Lautenbach	Planning Services Division, CGS
Guido Mazza	Building Services Section, CGS
Helen Mulc	Economic Development Section, CGS
Paul Reid	Economic Development Section, CGS

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