

# ***Growth & Settlement Background Report and Issues Paper***



Revisit. Review. Revise.  
Revisitez. Réexaminez. Révissez.

Official Plan Review • Révision du Plan officiel



# Background

- Official Plan Five Year Review has commenced
- A number of background studies are underway or set to commence including:
  - *Population, Employment and Land Supply;*
  - *Transportation and Mobility;*
  - *Lake Water Quality;*
  - *Water and Waste Water; and,*
  - *Housing and Homelessness*

# Growth and Settlement Policies in Current Official Plan

- Values and encourages intensification within the settlement boundary.



# What has happened since 2006?



# New Non-Residential Development

An aerial photograph of a city, likely Duluth, Minnesota, showing a large body of water (Lake Superior) in the background. The foreground and middle ground are filled with various non-residential buildings, including a large multi-story office building, a parking lot, and several smaller commercial structures. The city is surrounded by greenery and a road network.

# Commercial Growth



# Residential Growth





# Rural Lot Creation

# Growth and Settlement

## Projected change: 2006-2021

Year 2006	Population	Households	Avg. Household Size
Out-migration	151,625	63,807	2.38
Natural Increase	154,983	64,993	2.38
In-migration	157,954	66,021	2.39

Year 2011	Population	Households	Avg. Household Size
Out-migration	147,103	64,128	2.29
Natural Increase	154,067	66,679	2.31
In-migration	162,307	69,662	2.33

Year 2021	Population	Households	Avg. Household Size
Out-migration	135,407	62,270	2.17
Natural Increase	150,012	67,857	2.21
In-migration	169,579	75,276	2.25

We are here (160,274)

We are here (67,598)

Figure 1: Population Projections from Current Official Plan

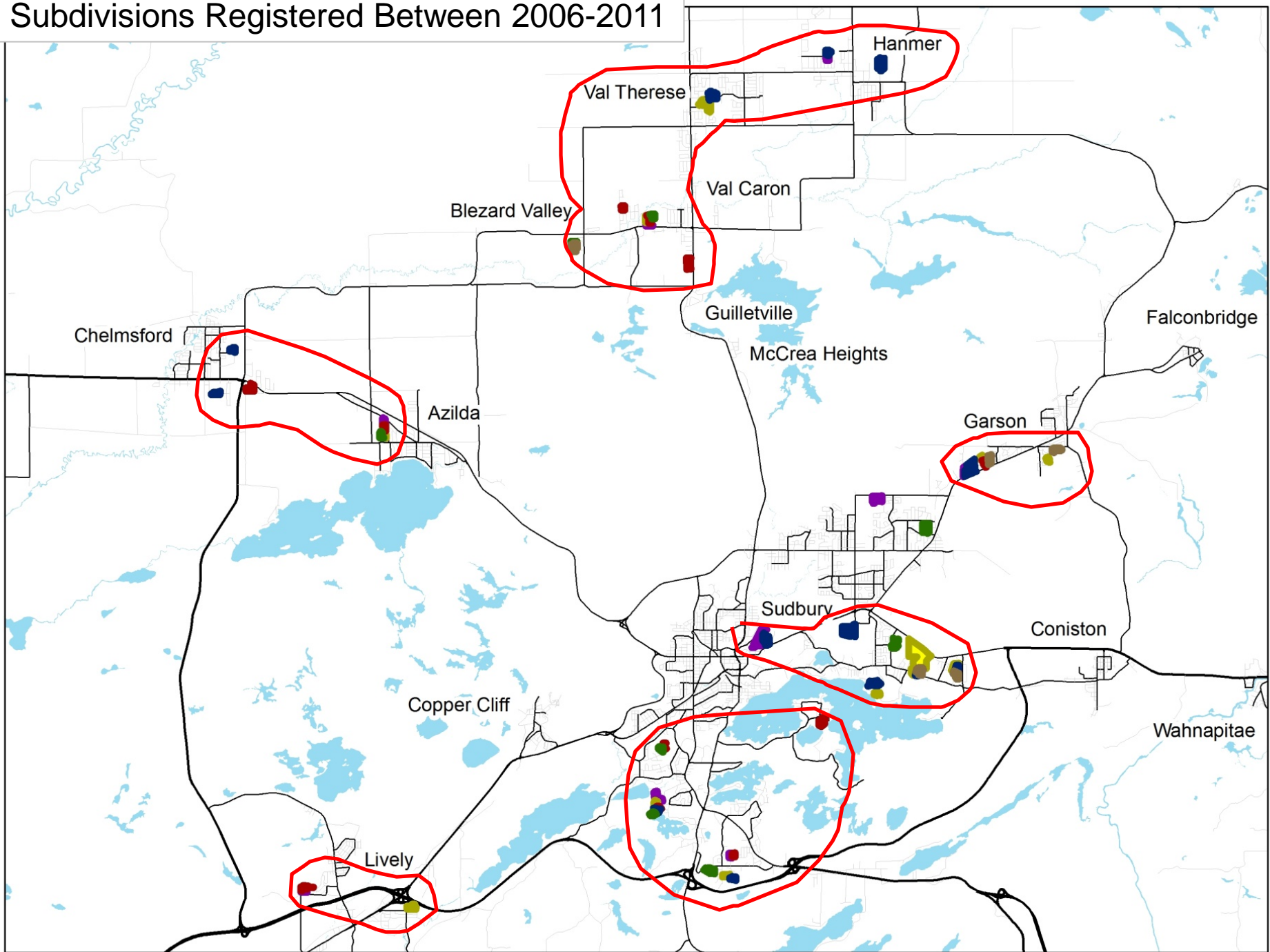
Source: Population and Household Projections for the City of Greater Sudbury 2001-2021, Community & Strategic Planning Section, City of Greater Sudbury, March 2003.

# Lot Creation

	2006	2007	2008	2009	2010	2011
<b>Total Registered Lots</b>	<b>217</b>	<b>291</b>	<b>288</b>	<b>319</b>	<b>191</b>	<b>161</b>
R1 lots	217	276	288	287	175	121
R2 lots	0	15	0	29	16	40
C2 lots	0	0	0	3	0	0
<b>Total Draft Approved Lots</b>	<b>286</b>	<b>526</b>	<b>756</b>	<b>151</b>	<b>116</b>	<b>128</b>
R1 lots	286	439	667	131	83	65
R2 lots	0	68	89	20	0	0
M lots	0	19	0	0	33	63
<b>Total Consents</b>	<b>107</b>	<b>138</b>	<b>179</b>	<b>69</b>	<b>83</b>	<b>41</b>

**Figure 8: Lot Creation 2006-2011** Source: Planning Services Division, City of Greater Sudbury.

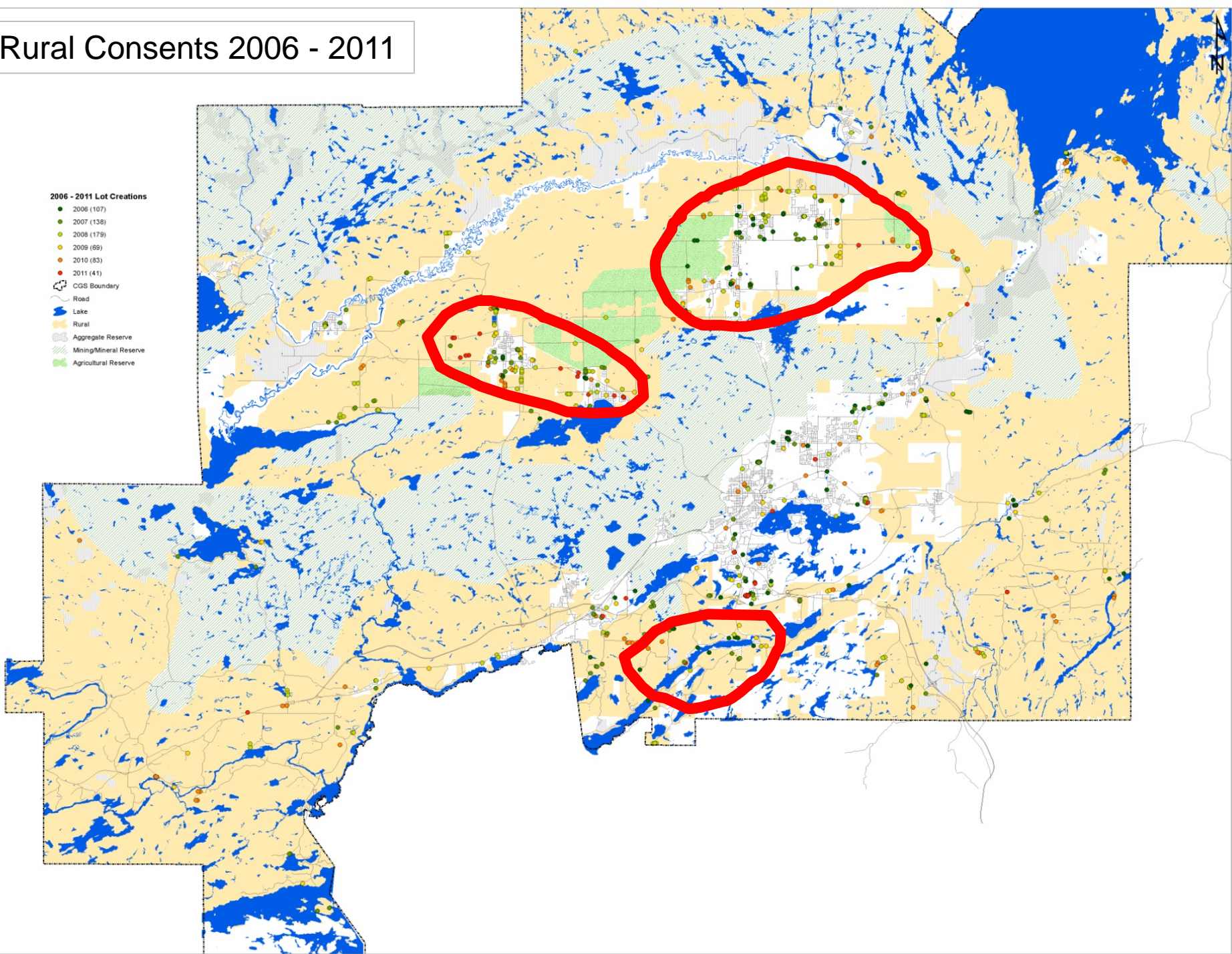
# Subdivisions Registered Between 2006-2011



# Rural Consents 2006 - 2011

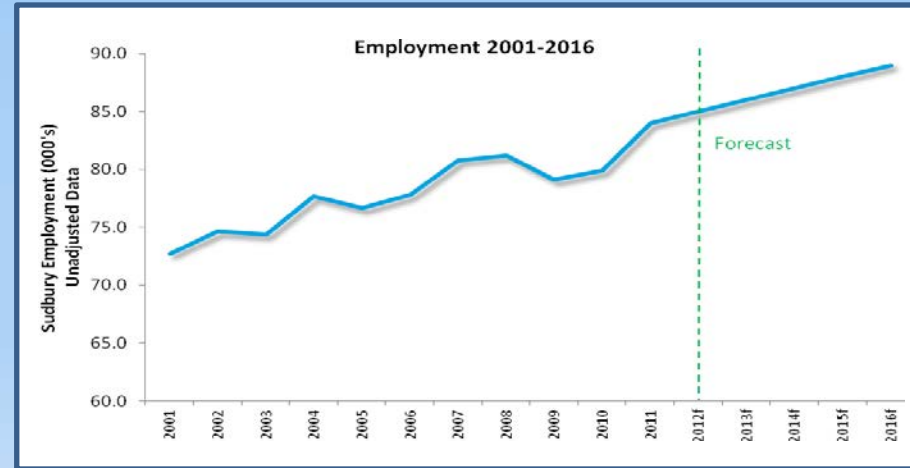
## 2006 - 2011 Lot Creations

- 2006 (107)
- 2007 (138)
- 2008 (179)
- 2009 (69)
- 2010 (83)
- 2011 (41)
- ⬡ CGIS Boundary
- Road
- 🌊 Lake
- 🏡 Rural
- ⬡ Aggregate Reserve
- ⬡ Mining/Mineral Reserve
- 🌱 Agricultural Reserve



# Key Preliminary Findings

- Employment is trending upwards;
- Population levels have increased steadily; and,
- Approximately 3,600 new dwelling units have been created since 2006.

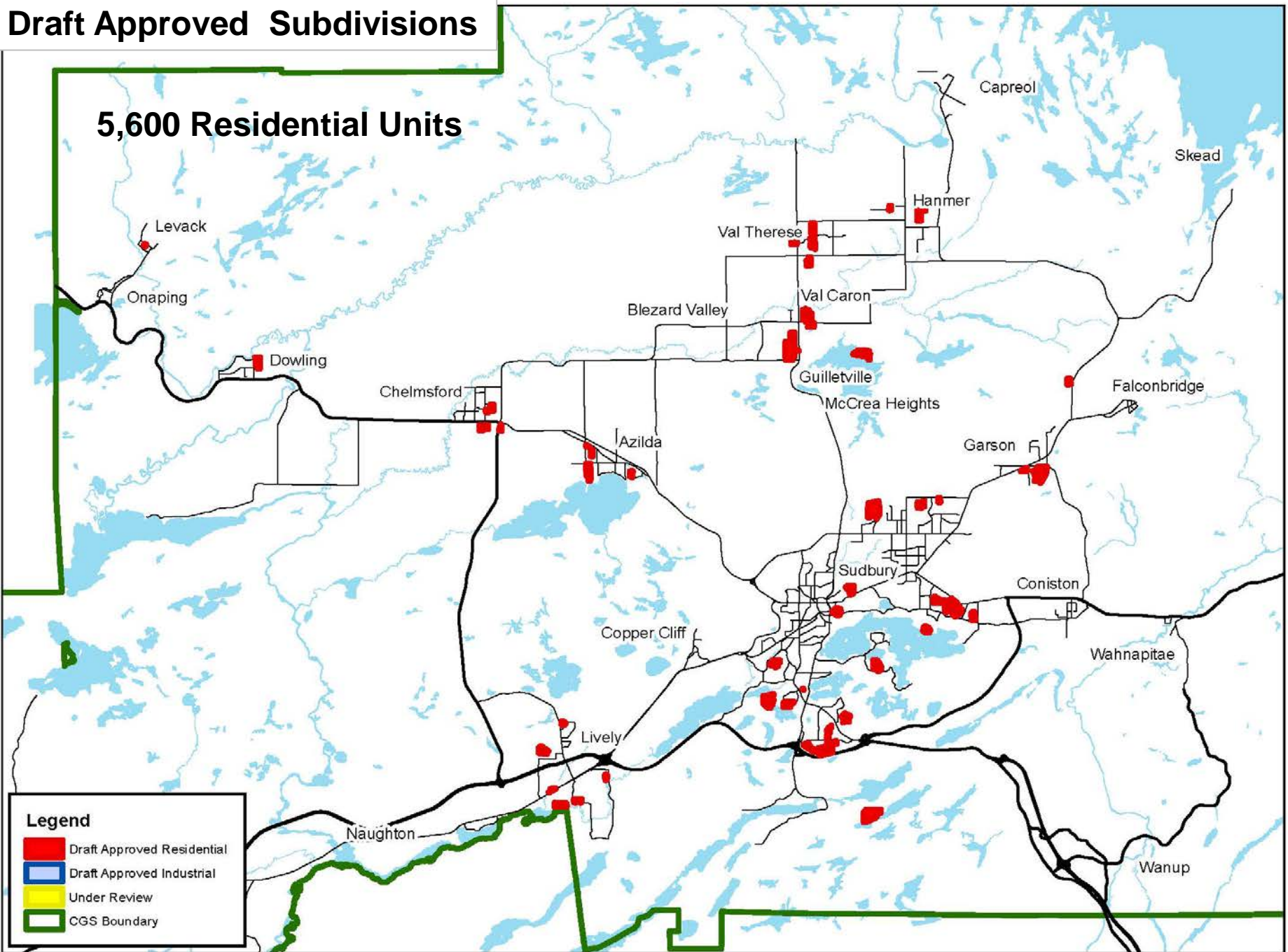


# Looking Ahead: 2012 to 2032



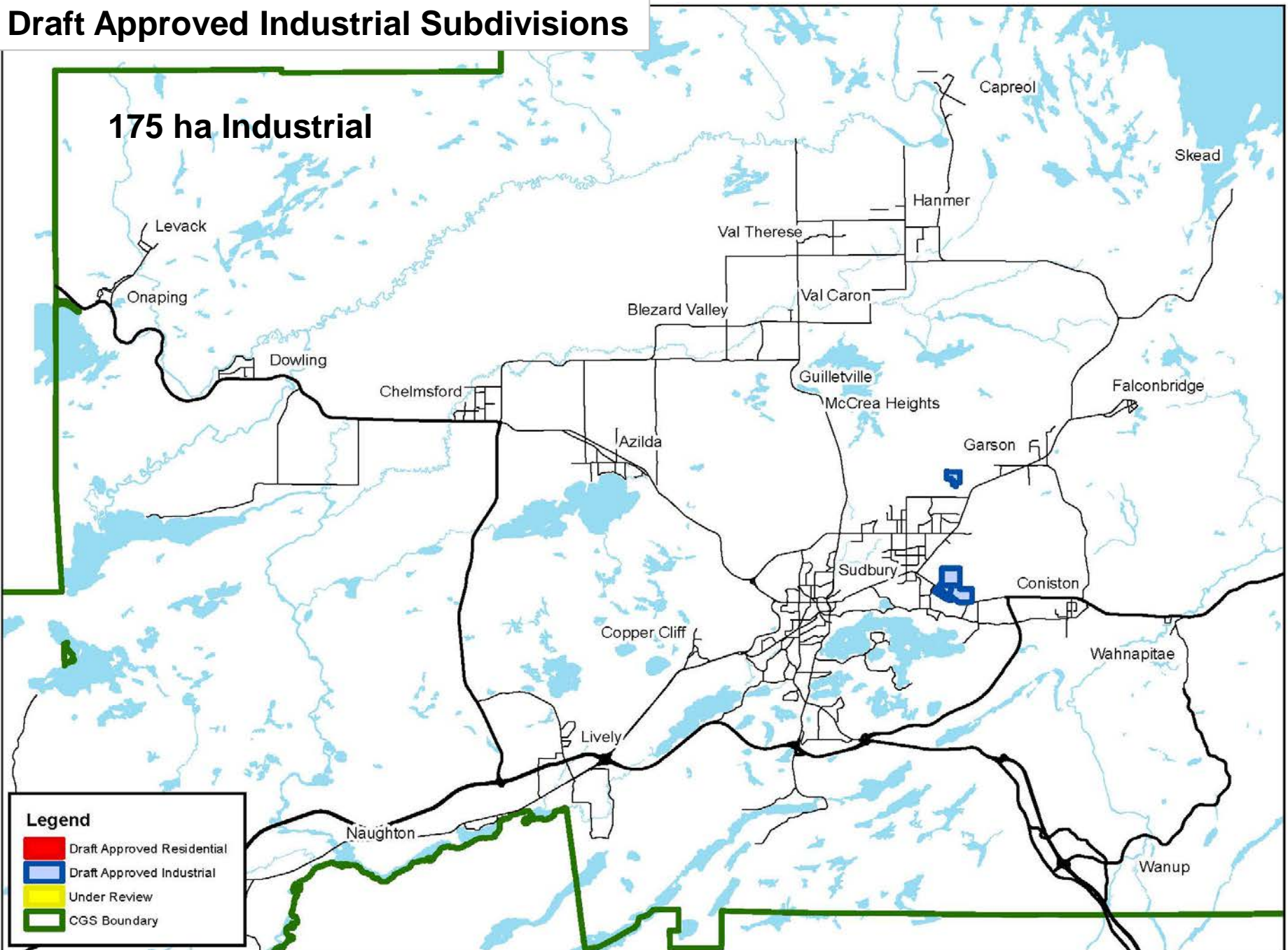
# Draft Approved Subdivisions

5,600 Residential Units



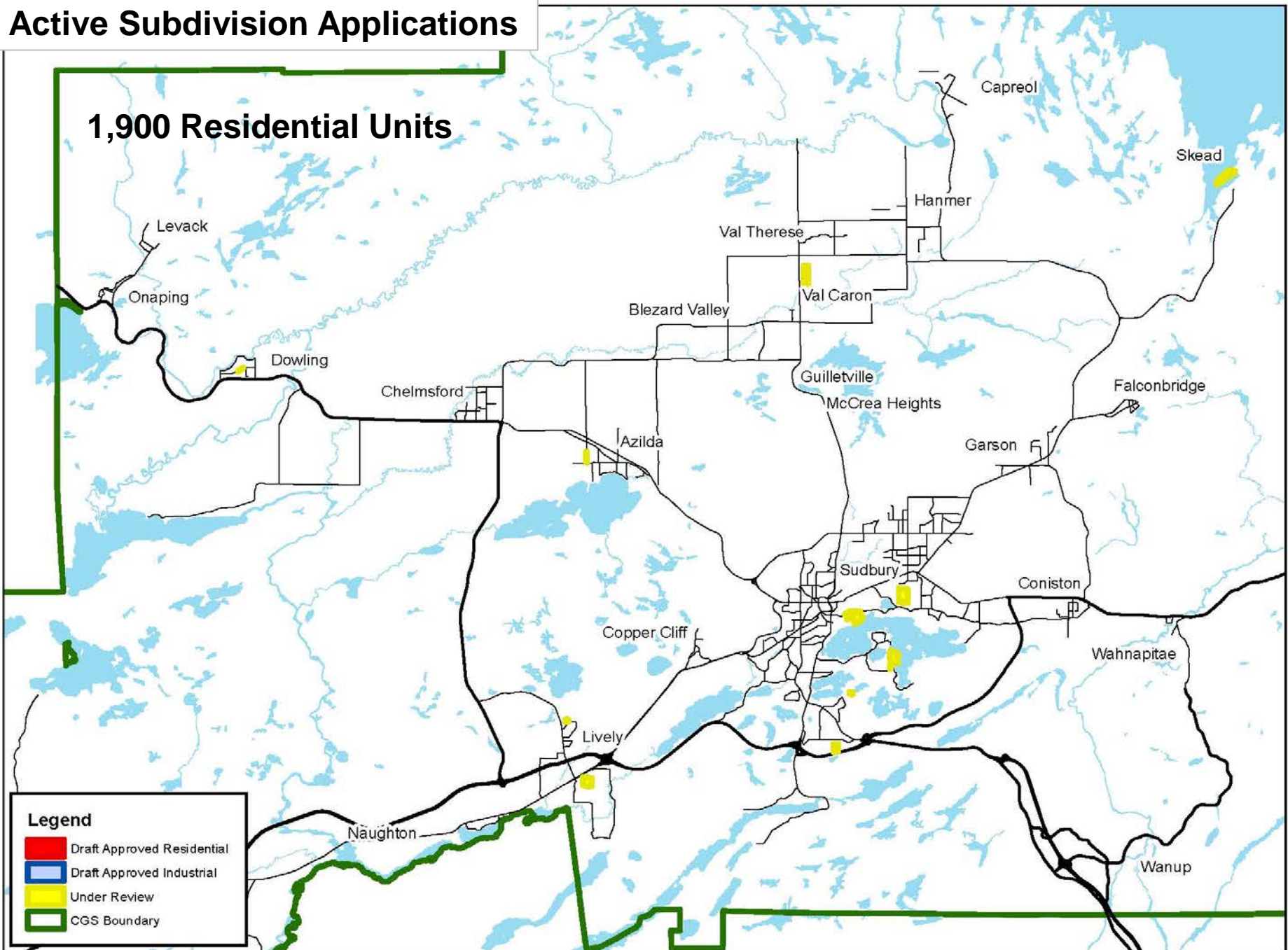
# Draft Approved Industrial Subdivisions

175 ha Industrial

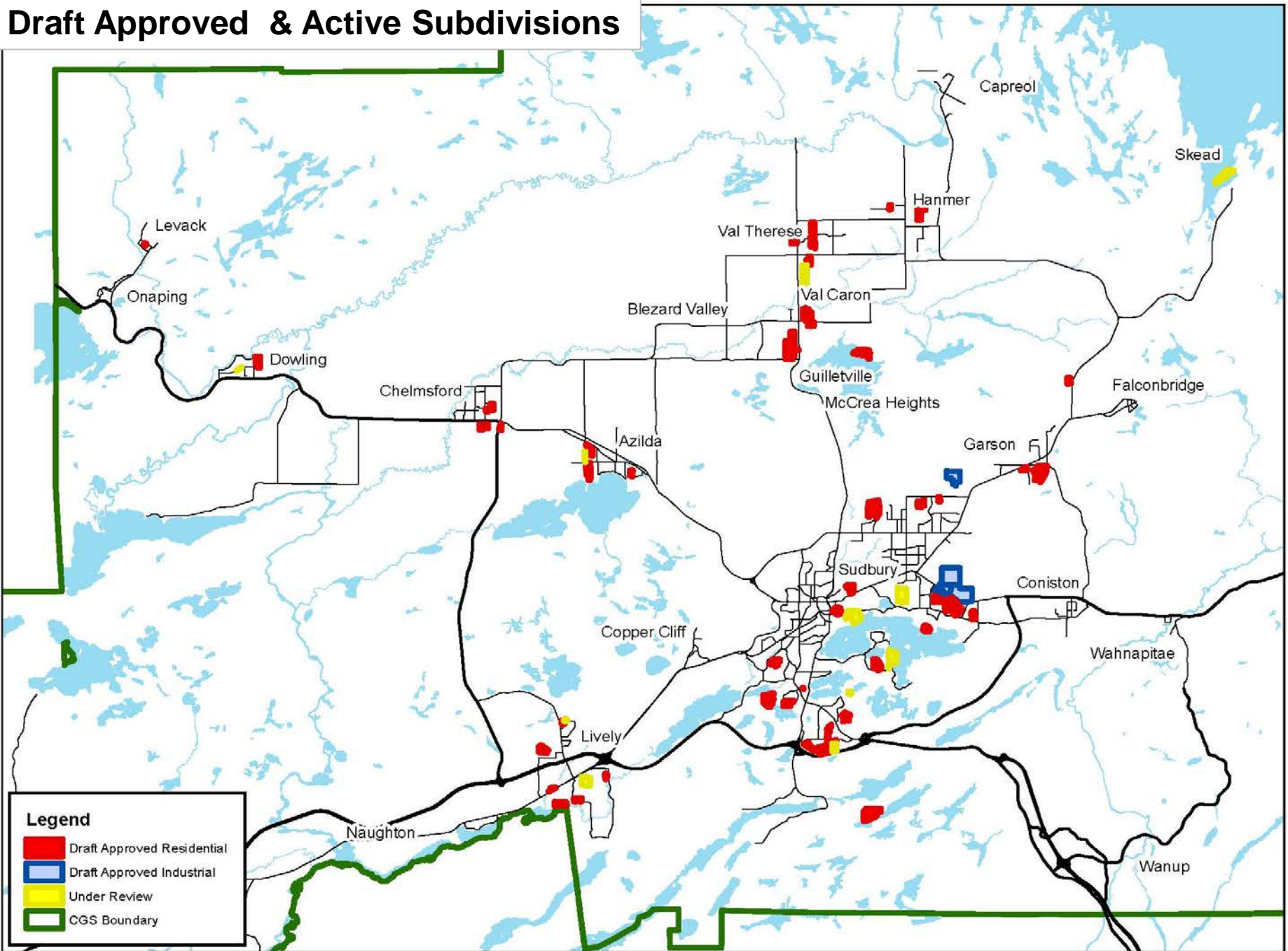


# Active Subdivision Applications

1,900 Residential Units

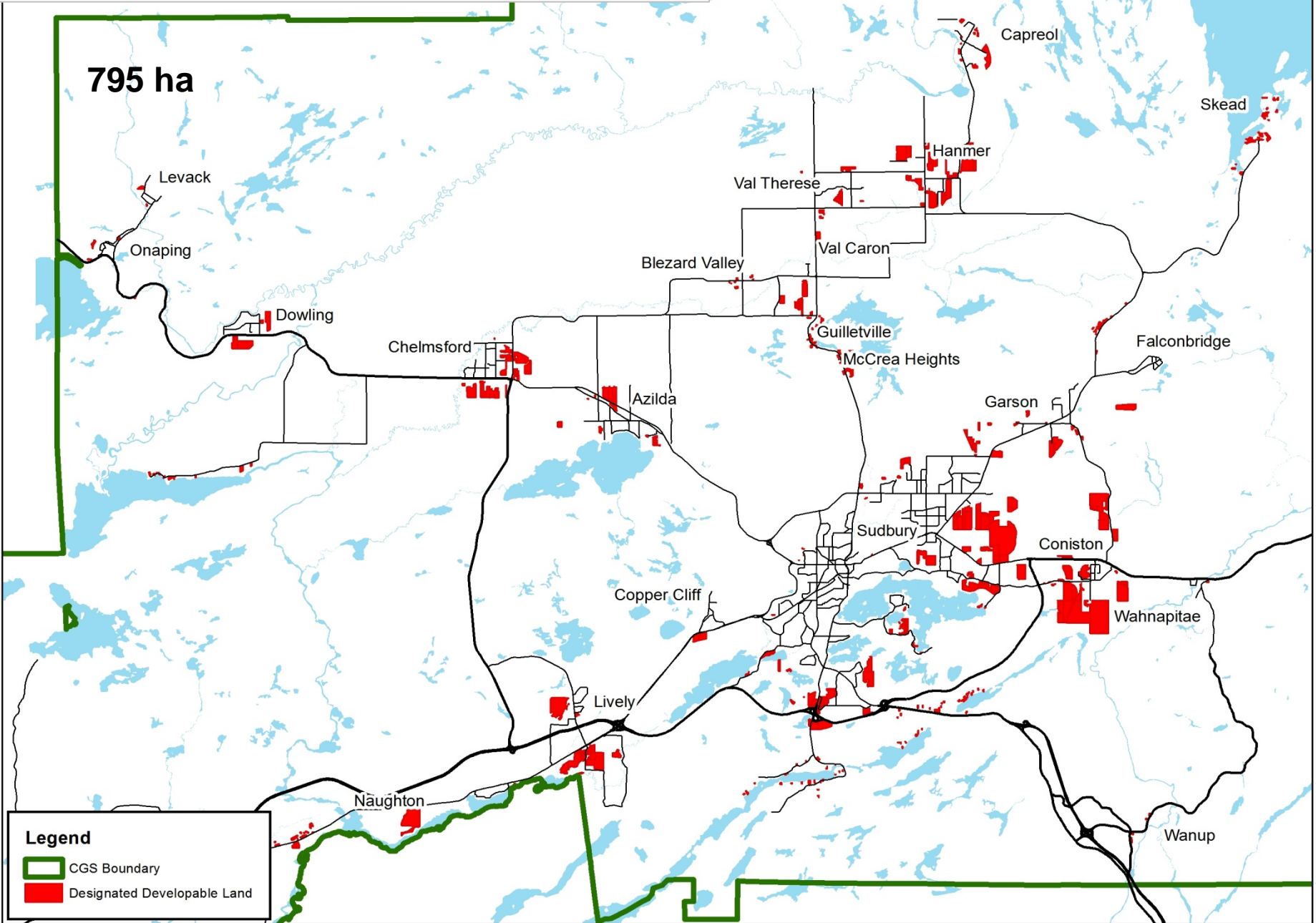


# Draft Approved & Active Subdivisions



# Designated Residential Developable Land

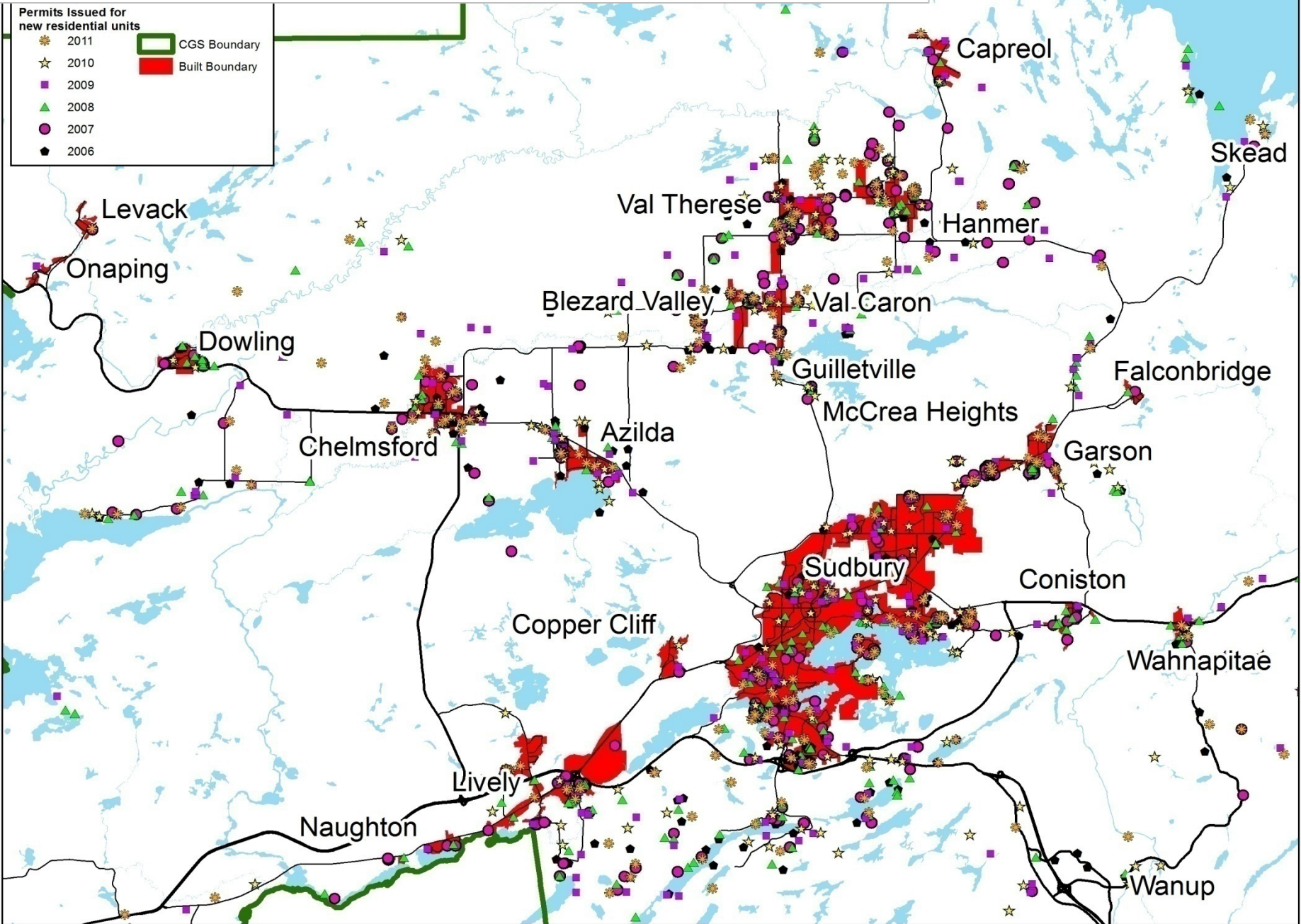
795 ha



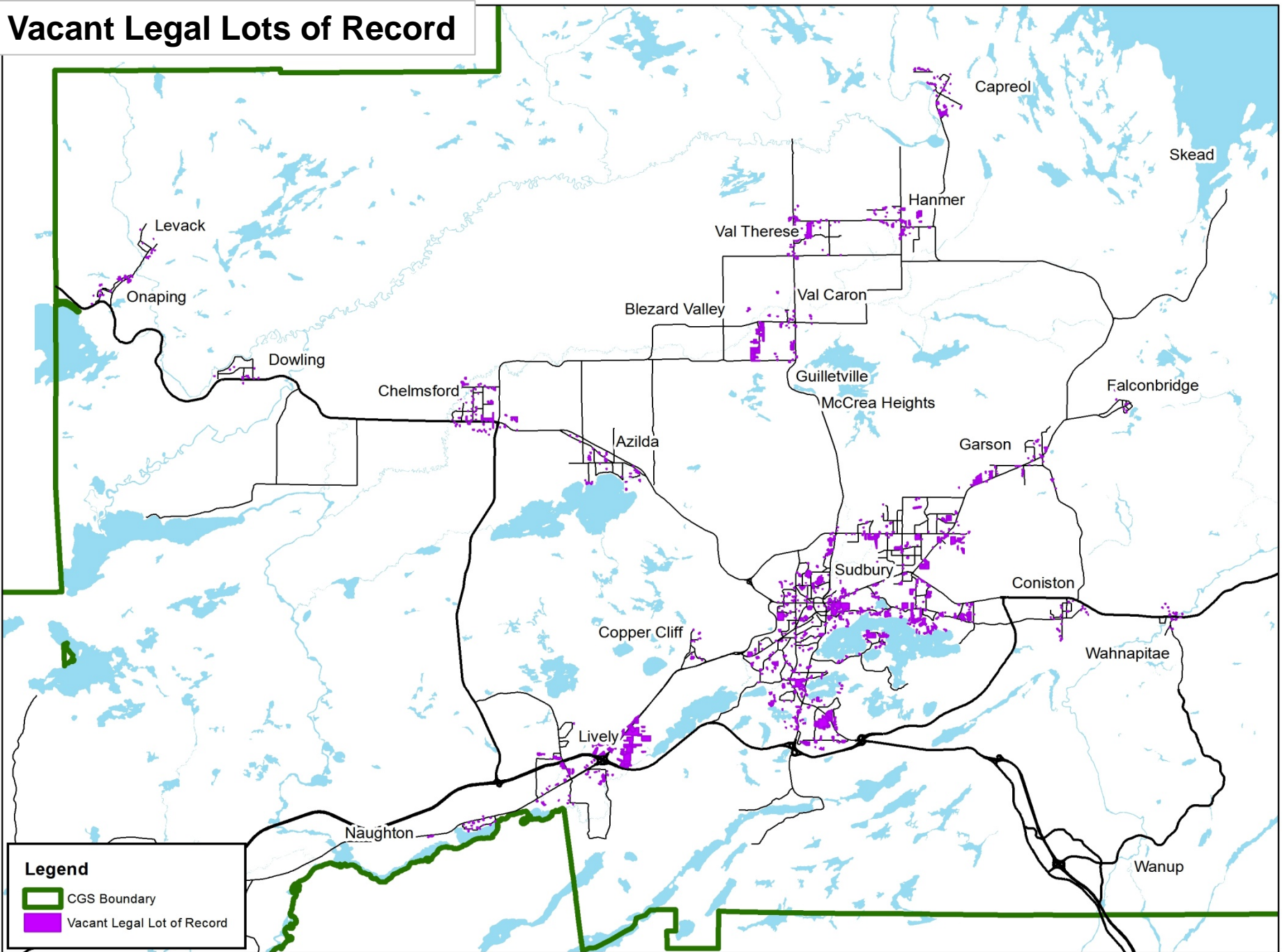
# New Intensification Tools

- Built Boundary:
  - Measures the level of residential intensification taking place in the City of Greater Sudbury
- Vacant Land Inventory:
  - Data base of vacant properties within the settlement boundaries of Greater Sudbury that are suitable for infilling and other forms of intensification .

# Built Boundary & Residential Unit Creations 2006 - 2011



# Vacant Legal Lots of Record



# Key Findings

- Council through the Official Plan policies has been effective in managing growth;
- The City's population has been growing at a modest but steady rate since 2001;
- An increasing population coupled with a declining household size has resulted in a 5% increase in the number of households since 2006;
- Should current population and employment trends continue, it appears there is sufficient residential and employment lands available to accommodate projected growth.

# Other Issues to Consider

- Growth Plan for Northern Ontario;
- Strong Communities Through Affordable Housing Act;
- Creating Complete Communities;
- Residential Settlement Area Boundary Expansion Requests;
- Rural Residential Consent Policies; and,
- Valley East Urban Expansion Reserve.

# Next Steps

- Confirm findings through Population, Housing and Employment Land Needs Study
- Public Consultation
  - June 13: Howard Armstrong Recreation Centre, 4:00 p.m. to 7:00 p.m.
  - June 14: Tom Davies Community Centre/Arena, 4:00 p.m. to 7:00 p.m.
  - June 18: Garson Community Centre/Arena, 4:00 p.m. to 7:00 p.m.
  - June 21: Capreol Community Centre/Arena, 4:00 p.m. to 7:00 p.m.
  - June 27: Tom Davies Square, Room C-11, 4:00 p.m. to 7:00 p.m.
  - July 4: Dr. Edgar Leclair Community Centre, 4:00 p.m. to 7:00 p.m.
- Prepare Policy Options and Position Paper