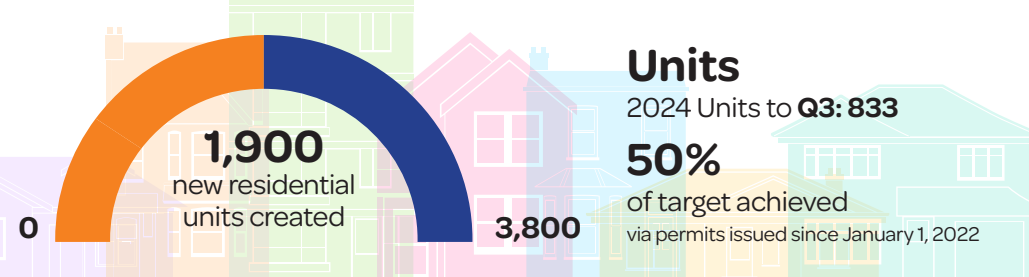


Housing Supply

Ontario has set a goal of building at least 1.5 million homes by 2031. Large and growing municipalities have been assigned housing targets. The City of Greater Sudbury's housing Target is 3,800. Progress to date toward target of **3,800**:



Residential – 2024 data through the second quarter:



detached homes
2024: **126**



semi-detached
2024: **21**



row homes / town homes
2024: **93**



secondary dwellings
2024: **45**



senior living apartments
2024: **369**



apartment conversion
2024: **200**

Residential Land Supply

4,326

potential units within draft approved subdivisions (795 ha)

1,035

vacant legal lots of record: 10,624 potential units (274 ha)

665

lots of designated developable lands within settlement boundary: 27,876 potential units (1,027 ha)

Affordability 2024



1.1%
vacancy rate



\$366,500
affordable purchase price (for a resale home)

Affordable Rents

(rental rate not exceeding 30% of gross household income)

\$877 – bachelor

\$1,043 – one bedroom

\$1,361 – two bedroom

\$1,535 – three bedroom

Housing Highlights

Population Growth: Greater Sudbury has experienced robust growth, surpassing expectations, projections and provincial targets. Under the Population Projections High Growth scenario, the city anticipated a population of 172,770 in 2023. Statistics Canada's recent population estimate for 2023 is 179,831.

Roadmap to End Homelessness:

Approved by Council on May 28, 2024, the roadmap provides recommendations to reach a functional end to homelessness in Greater Sudbury by 2030 to ensure homelessness is rare, brief and non-recurring.

Community Improvement Plan (CIP):

In June 2024, Council directed staff to combine Greater Sudbury's existing community improvement plans into a single CIP to facilitate the review, administration and promotion of the City's incentive programs. The CIPs include incentive programs for both market and affordable units meeting certain criteria.

Development Charges Bylaw:

The new bylaw came into effect on July 1, 2024 and includes a number of exemptions and reductions aimed at spurring additional residential development. This includes a three year freeze on development charges for single family dwellings and a three year moratorium on fees for "missing middle" housing, such as duplexes, triplexes, row houses, townhouses and small unit apartments of 30 units or less.

Nodes and Corridors: Phase Two of the Nodes and Corridors Strategy, adopted on August 13, 2024, allows for higher densities along the City's main arterials, leveraging existing infrastructure (roads, transit, utilities) to support energy conservation, improve air quality, and reduce greenhouse gas emissions.

*The Province of Ontario uses the CMHC Housing Starts and Completions Survey to determine municipal progress towards meeting the assigned target. Other housing types, such as secondary dwelling units and long-term care homes maybe added in the future. *CMHC Starts include dwelling units placed on new permanent foundations only and do not account for conversions or alterations within an existing structure that results in the creation of new dwelling units. *CGS tracks both the number of new units created and the associated number of permits issued.

Planning Act Approvals

Vacant Lots Created by Consent/Severance:



Q1

- 3 new lots all within Living Area 1 designation

Q2

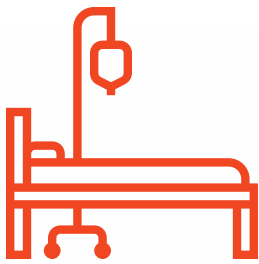
- 4 new lots
- 3 within Living Area 1 designation
- 1 in a Rural designated Area

Subdivisions:

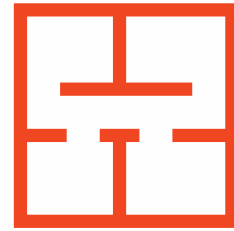
No new subdivisions draft approved.

Site Plan:

Plan registered for 233 Fourth Avenue to the Finlandia Village Complex



30 nursing beds



20 apartments