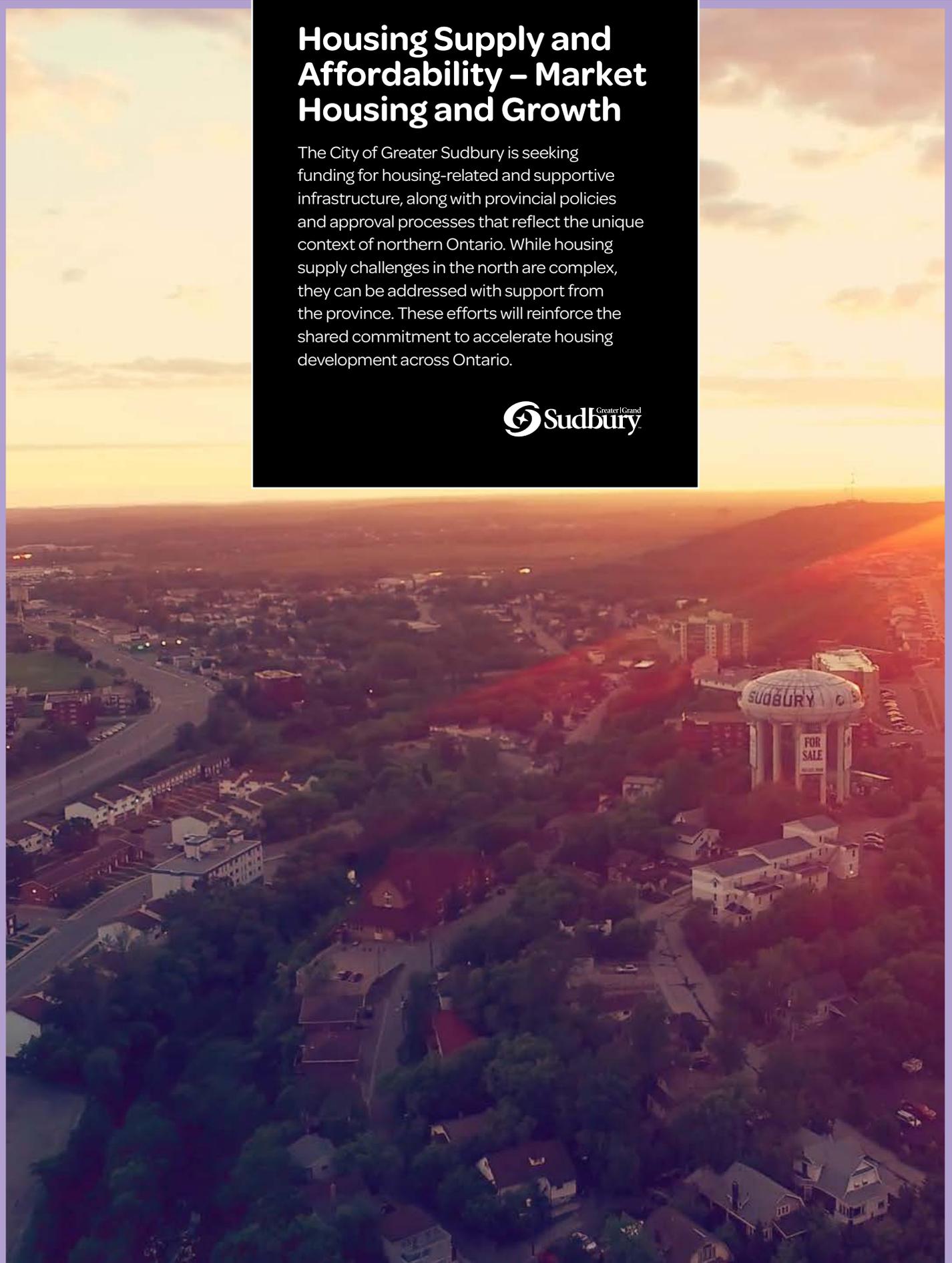


# Housing Supply and Affordability – Market Housing and Growth

The City of Greater Sudbury is seeking funding for housing-related and supportive infrastructure, along with provincial policies and approval processes that reflect the unique context of northern Ontario. While housing supply challenges in the north are complex, they can be addressed with support from the province. These efforts will reinforce the shared commitment to accelerate housing development across Ontario.



## Why is this important?

Greater Sudbury spans 3,627 square kilometres, making it the largest municipality by area in Ontario and the second largest in Canada. As a regional hub in northern Ontario, the City is tackling housing and employment challenges using plans like the Housing Supply Strategy and Employment Land Strategy.

Incentives include development charge exemptions for residential projects, community improvement plans for industrial, commercial and mixed-use developments, affordable housing supports and zoning bylaw updates to drive long-term economic growth.



## Supporting information

Greater Sudbury has had strong population growth, outpacing both City projections and provincial targets. With continued investment through programs like the Housing Accelerator Fund, Housing-Enabling Water Systems Fund, Canada Housing Infrastructure Fund and Building Faster Fund, the City expects to keep exceeding housing targets.

In 2023 and 2024, Greater Sudbury achieved 156 and 265 per cent of its provincial housing targets. Rising residential prices since 2018 have driven a steady increase in new housing starts, with recent years marking the highest construction levels in nearly a decade. Despite a brief dip in resale prices in 2023, demand remains high which underscores the need for more diverse housing options. The city's vacancy rate has remained below the healthy five per cent threshold for the past five years, contributing to rising rental costs.

## How can senior levels of government support us?

First, the City is seeking a dedicated funding stream for infrastructure that facilitates housing development. Second, it is calling for provincial planning and environmental legislation, including the Provincial Planning Statement (PPS), Planning Act, Species at Risk legislation, and Records of Site Condition, to better reflect the realities of northern Ontario. The PPS currently promotes compact, municipally serviced communities as well as privately serviced rural developments. This contrast does not align with Greater Sudbury, where land supply is more than sufficient. Expanding settlement area could divert support away from municipally serviced zones, undermining the financial viability of existing infrastructure. Finally, the City encourages continued exploration of options to delegate more planning approvals, such as minor variances, to municipal staff.

## Alignment with government policies/priorities

In line with the Ontario Housing Affordability Task Force Report, the province has set a goal of 1.5 million new homes by 2031 and targets in its 50 largest municipalities. Greater Sudbury's target is 3,800 new residential starts by 2031.

The Province has introduced legislation to increase housing supply, including the More Homes Built Faster Act, 2022, the Cutting Red Tape to Build More Homes Act, 2024, and the Protect Ontario by Building Faster and Smarter Act, 2025.



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