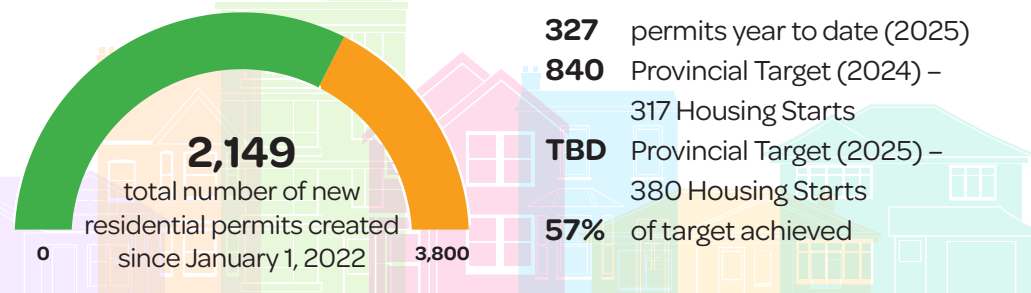


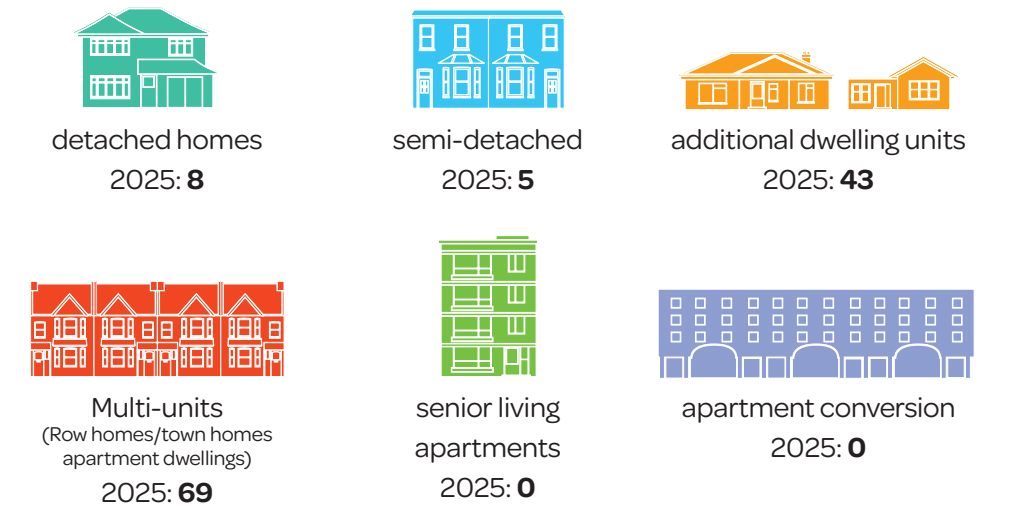
Housing Supply

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:

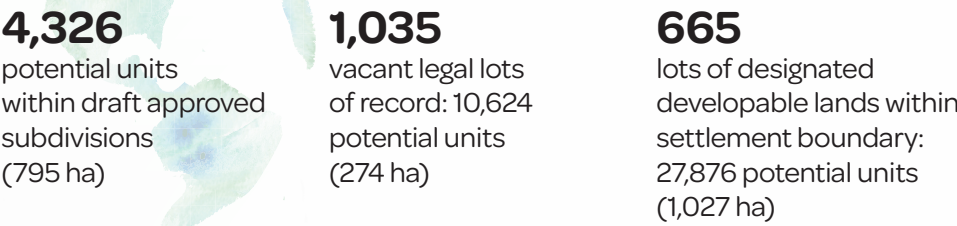


Residential – 2025

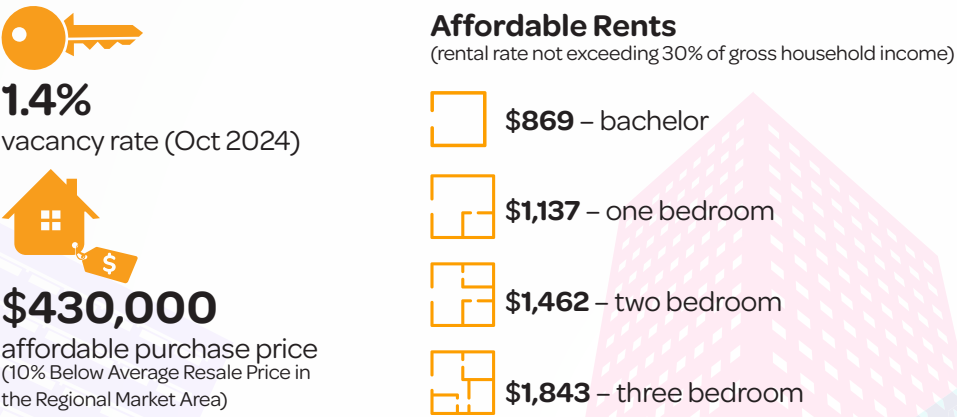


Total number of new residential dwelling units Q2-2025: **125**

Residential Land Supply



Affordability 2024



Housing Highlights

Greater Sudbury Community Improvement Plan

On June 23, 2025, the Planning Committee approved the new Greater Sudbury Community Improvement Plan (CIP) which replaces the Strategic Core Areas CIP, the Affordable Housing CIP and the Brownfield Strategy and CIP. The new CIP is anticipated to come into effect later this summer and includes incentives for commercial and mixed use development.

BuildingIN Update

The BuildingIN Project provides analysis and recommendations on a potential framework to enable low-rise multi-residential infill housing in strategic areas of the City. Staff have been directed to develop an implementation plan by the end of Q2, 2026 that would enable intensification, in areas of the city that are close to transit, maximize the use of existing infrastructure and create more housing in areas where there are existing soft services.

New Housing-Related Policies

In April, staff presented a Residential Parking Standards Review report to Planning Committee providing options to meet the City’s residential parking standards while further enabling additional dwelling units. A final report will be presented to Council for consideration in September. Amendments were also made to the Zoning Bylaw to increase the range of dwelling types permitted in the General Commercial zone by allowing for row dwellings in addition to other dwellings currently permitted in the C2 Zone.

*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:



Q2

- 11 new lot within Living Area 1 designation
- 3 new lots in Rural designated area

Subdivision, Official Plan Amendment and Zoning Bylaw Amendment Highlights:

Subdivision, Official Plan Amendment and Zoning By-law Amendment Highlights:

- **0 Montee Genereux, Chelmsford** – Rezoning to permit a five-unit street townhouse.
- **3441 Highway 144, Chelmsford** – 421 residential units across 348 semi-detached and 73 townhouse dwellings via zoning amendment.

Site Plans Registered:

1350 Dominion Drive
Hanmer **14**-Unit Row Dwelling



870 Auger Street
Sudbury Convert existing school to **22** residential units and construct an additional **72** residential units.

Residential Development Supported Through CIP Applications:

416 Melvin Ave.
A land banking application from Habitat for Humanity to create one new affordable residential dwelling unit was approved.

120 Fairview Ave.
An application from Sudbury Peace Tower Housing Inc. was approved to support the creation of **38** new affordable residential housing units.

