Paul LEFEBVRE

Mayor

Housing in Greater Sudbury

Making it easier to build, investing in the infrastructure needed to unlock land, and forming strong partnerships have been at the forefront of my efforts to spur housing development across Greater Sudbury.

We've made progress on all three fronts, working with other levels of government, developers and housing providers to get more projects moving and create more options for residents. Increasing housing supply is an important part of improving affordability, alongside creating more affordable and non-market housing options for those who need them.

The City's share of Ontario's housing target is 3,800 units by 2031. Since January 2022, permits have been issued for 2,498 new residential units, putting us at approximately 66% of our target. We've also exceeded our provincial housing targets for three consecutive years.

What's been done?

Making it easier to build

We've taken steps to remove barriers and create more flexibility in where and how housing can be built. Through zoning changes, we're allowing more medium-density residential development in institutional zones and made it easier to repurpose underused properties for housing.

We've also allowed up to four units as-of-right on fully serviced residential lots and expanded opportunities for row housing. We're also modernizing how people navigate the development process. During this term of Council, we introduced technology like Pronto to help expedite building permits. Its use continues to expand, including for planning submissions, giving residents and builders access to real-time support and the ability to track the progress of their applications.

Forming strong partnerships

We know the City can't do this alone. We're working with developers, housing providers and other levels of government to move projects forward and make better use of existing buildings and land.

Through our enhanced Community Improvement Plan (CIP), we've allocated more than $3 million in grants to help convert former schools and commercial spaces into multi-unit residential buildings, including affordable housing.

We've also secured up to $16 million through the federal Housing Accelerator Fund to help fast-track development and support a target of 1,951 permitted homes by March 2028.

We're seeing projects advance in communities across Greater Sudbury. Examples include the proposed 247-unit development in Val Therese and Coniston Seniors Non-Profit Housing, which has received municipal support for 55 affordable units. Private investments and redevelopment projects, including the Scotiabank Tower, Pearl Street and Project Manitou, are also contributing to residential growth and the revitalization of our urban areas.

Creating more affordable options

Increasing the overall supply of housing is essential to improving affordability. More homes and a wider range of housing types give residents more options, while helping address the pressure that comes with a growing community. But we also recognize that not everyone can access housing through the private market.

That's why we eliminated development charges on affordable housing units, used CIP incentives to move projects like 40 units at Lorraine St., 38 affordable units on Pearl St ($9M), 105 affordable units at the Manitou Project, 55 units at the Coniston Seniors Non-Profit Housing 36 deeply affordable units at Pioneer Manor, and have made municipal properties available like those on White Road and Bancroft Drive to help bring affordable and non-market housing projects forward. Making it easier to build and encouraging a wider range of housing types, is part of creating more options for people at different stages of life and with different needs.



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Where are we headed?
Our goal is to build another 2,500 homes and grow Greater Sudbury's population to more than 200,000. We're focused on creating the conditions for that growth by reducing barriers, investing in infrastructure and working with our partners to get more homes built. That means more choice for residents, more opportunities for people to put down roots, and a stronger foundation for our community's future.

Making record investments in infrastructure

Greater Sudbury has more than 3,700 lane-kilometres of roads, along with bridges, water and wastewater systems and other infrastructure that residents and businesses rely on every day.

Maintaining these assets takes long-term planning, sustained investment and a commitment to addressing both immediate needs and future growth.

This Council was the first in Greater Sudbury to produce a multi-year capital budget, giving us a clearer picture of our infrastructure needs and a more sustainable way to plan and fund major projects.

Our 2024–2027 capital plan totalled $858.7 million, including $257.3 million for roads. To help fund this long-term plan, Council approved an ongoing 1.5 per cent special capital levy. This dedicated funding supports improved infrastructure maintenance with Council's decision to triple shave and pave work annually to $10M, asset renewal and major municipal projects, while also helping us leverage federal and provincial infrastructure funding.

Moving major projects forward

We're also advancing significant road projects that will improve key corridors and support the movement of people and goods throughout Greater Sudbury.

Major investments include $10M to fully rehab MR 35 from Big Nickel Mine Rd to Azilda, $7.9 million for Elgin Street rehabilitation, and $19.4 million for improvements to the road and infrastructure in the LaSalle-Elisabella industrial area. Council also supported a plan to scale down the College St. Underpass Project ($8.7M vs $25M+). As Mayor I argued it was unfair for residents to pay the full freight of a bridge for the rail companies. Under this new plan, the road will be repaired, the bridge will be maintained, and the additional funds will address other needs.

Alongside these projects, we're introducing Complete Streets Design Guidelines to help guide how streets are planned and designed, considering the needs of drivers, pedestrians, cyclists and transit users.

On top of that, the City will clear all 41 remaining sites on traffic-calming priority list ahead of schedule by leveraging funds received from the Province.

Investing in strategic infrastructure

City Council has been focused on improving more than just the driving surface. It's why we've also been investing in the infrastructure below our roads and in the economic opportunities that will help to pay for our ongoing infrastructure renewal.

In 2024, $35M was announced by the Province $70M, and in 2025, $28M was announced by the Federal Government to go towards the $70M Water/Wastewater upgrades in Lively/ Walden. These upgrades will allow the creation of over 3300 much needed homes in the area.

City Council also came to cost-sharing agreements to spur the development of industrial and commercial activity at the KED Site on the Kingsway, on Remington Rd, and on Belisle Dr for the V alley East Industrial Park.



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Where are we headed?

We will continue making record investments in roads and infrastructure through our dedicated capital levy and long-term capital plan. The goal is to take a more predictable, sustainable approach to renewing the infrastructure we already have, while making the investments needed to support a growing community.

With thousands of kilometres of roads and an extensive network of municipal infrastructure to maintain, this is ongoing work.

Our commitment is to keep investing, planning ahead and delivering improvements across Greater Sudbury.



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