



# THE TOWN OF STRATFORD RESOLUTION

## CW014-2023 – Housing Accelerator Fund

Motion Carried                         X       
Motion Lost                                    
Motion Withdrawn                          

Council Chambers  
Town Hall  
Aug 9, 2023

Committee	<u>Committee of the Whole</u>
Moved by Councillor	<u>Ron Dowling</u>
Seconded by Councillor	<u>Jeff MacDonald</u>

**WHEREAS** the Town of Stratford is committed to addressing the housing crisis and ensuring that its residents have access to safe and attainable housing options; and

**WHEREAS** the Housing Accelerator Fund, established by the Canada Housing and Mortgage Corporation (CMHC), is a funding initiative designed to provide financial support and resources to municipalities in developing attainable housing projects; and

**WHEREAS** the Town Council recognizes the significance and potential impact of the Housing Accelerator Fund in meeting the housing needs of our community; and

**WHEREAS** the Town Council believes that collaborating with the CMHC through the Housing Accelerator Fund will enhance our ability to develop and implement sustainable housing projects; and

**WHEREAS** the Housing Accelerator Fund application process requires a Municipal Resolution expressing support and a commitment to collaboration from the local government.

*Whereas the seven proposed Housing Accelerator Fund Initiatives are as follows:*

1. Implement revisions to the Zoning Bylaw to rezone C1 & C2 parcels at major transportation nodes to a mixed-use zone (WMU, TCMU, CMU) in order to allow for residential development above existing or new commercial units.
2. Implement revisions to the Zoning Bylaw to remove the height limit and implement a minimum height and remove the minimum lot area requirement for multiple attached dwelling developments.
3. Establish a package of pre-approved design plans for missing middle and higher density developments, including townhouses and side-by-sides as well as accessory dwelling units when zoning permits.

4. Implement revisions to the Zoning Bylaw to permit Accessory Dwelling Units to be permitted on low density residential lots.
5. Implement an e-permit system to streamline applications, including revisions to current application processes and scheduling inspections.
6. Implement changes to the Zoning Bylaw to require a maximum lot area and reduce front setbacks for new single-family dwellings and semi-detached/duplex developments.
7. Remove application fees and expedite application timelines for proposed affordable and supportive housing development applications from NGO's and provincial entities.

*Be it resolved that:*

- Stratford Town Council hereby expresses its full support for the Housing Accelerator Fund and the goals it seeks to achieve in addressing the affordable housing crisis in our community;
- Town Council authorizes the Mayor/Chief Administrative Officer to submit an application to the Housing Accelerator Fund on behalf of the Town of Stratford, declaring our intent to collaborate with CMHC and actively work towards the development of attainable housing projects suitable for our community;
- Town Council commits to work closely with CMHC and other relevant agencies to identify suitable attainable housing projects, explore innovative financing mechanisms, and ensure the implementation of the Housing Accelerator Fund's attached initiatives;
- Town Council hereby acknowledges that, if selected, it will diligently adhere to the requirements, guidelines, and terms set forth by the Housing Accelerator Fund when utilizing funds for attainable housing development within our community.
- Town Council requires that all recommendations arising from the Housing Accelerator Fund will follow the due process before coming to Council.

**BE IT FURTHER RESOLVED** that the Chief Administrative Officer is authorized and directed to transmit a certified copy of this resolution to CMHC, along with any other necessary documentation required for the Housing Accelerator Fund application.

*This resolution bears the recommendation of the Committee of the Whole based on an email poll sent out on August 3, 2023.*