



TOWN OF STRATFORD RESOLUTION

No. PH031-2024 – Permit Ready Housing Plans

Motion Carried _____ X _____
Motion Lost _____
Motion Withdrawn _____

Council Chambers
Town Council
November 13, 2024

Committee
Moved by Councilor
Seconded by Councilor

Planning & Heritage
Jeff MacDonald
Jill Chandler

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 in 2024, the Town successfully attained funding through the Housing Accelerator Fund, established by the Canada Housing and Mortgage Corporation (CMHC). The Housing Accelerator Fund is a funding initiative designed to provide financial support and resources to municipalities in developing attainable housing projects; and

WHEREAS the Town Council passed the Resolution **CWO12-2023 – Housing Accelerator Fund** to move forward with the identified Initiatives designed to implement systematic changes to the Towns planning and zoning bylaws to promote more housing developments and remove the inefficiencies and obstacles to diverse housing typology; and

WHEREAS the Town Council understands Initiative 3 of the Housing Accelerator Fund was to adopt a set of Permit-Ready Housing Plans that will reduce design fees and speed up application times for those looking to bring in missing middle housing types into the Town, and

WHEREAS proposals were received on October 11, 2024, for the Permit-Ready Housing Plans; and

WHEREAS three submissions were received, one from UPLAND Planning and Design, one from Fowler Bauld Mitchell Ltd, and one from Formed Alliance Architectural Studio evaluated by a team of 3 who ranked each submission out of a total score of 100 with the following results:

Proponent	Total Score	Total Price (excl. HST)
UPLAND Planning and Design	90.1	\$223,275
Fowler Bauld Mitchell Ltd	87.1	\$714,530
Formed Alliance Architectural Studio	91.3	\$200,000

AND WHEREAS Formed Alliance Architectural Studio had the highest score at 91.3; and

WHEREAS there is funding approved in the Housing Accelerator Fund budget allocated for the Permit-Ready Housing Plans.

BE IT RESOLVED that the Town of Stratford Permit-Ready Housing Plans project be awarded to Formed Alliance Architectural Studio for the price provided of \$200,000 (HST excluded).

This resolution bears the recommendation of the Planning & Heritage Committee as discussed at a meeting held on November 4, 2024.