

**Meeting Date:** June 2, 2025  
**Department:** Economic Development  
**Report No.:** ED 2025-05  
**Submitted by:** Heather Lalonde, Development Commissioner  
Jake DeRidder, Senior Development Coordinator  
**Approved by:** Rob Browning, Chief Administrative Officer

**SUBJECT:** HAF Accelerator Fund Update May 2025

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**RECOMMENDATION: THAT:** Council receive report ED 2025-05 - HAF Accelerator Fund Update May 2025 for information, and further;

**THAT:** Council approve the two parcels of land for consideration for Affordable Housing projects located at Bella and Francis Street and 480 Saulsbury Street in Strathroy.

**BACKGROUND:**

Further to Council Report CAO-2024-36, this report serves as an update to the Housing Accelerator Funding received from Canada Mortgage and Housing Corporation. The funding includes seven initiatives:

- Initiative 1 – Ending Exclusionary Zoning and implement 4AOR in urban, fully services areas and 3 AOR in agricultural and hamlet areas
- Initiative 2 - Make Municipally Owned Available for Housing to address housing shortages and enhance affordability
- Initiative 3 - Reduce or Eliminate Parking Standards to remove potential barriers to residential development.
- Initiative 4 – Eliminate Restrictions and add Flexibility to build more housing types and encourage mixed-use development at greater densities
- Initiative 5 – Develop Affordable Housing Community Improvement Plans to provide additional incentives to support the creation of affordable and climate resilient housing.
- Initiative 6 – Design and Implement Guidelines to encourage the creation of Additional Residential Units (ARU)
- Initiative 7 – Develop Grant Programs to Encourage Diverse Housing Types such as missing middle housing, row/townhouses, purpose-built rentals.

Attached to each of these initiatives are expected results that will be reported on as we move through the project and bring updates to Council.

A collaboration coordinated by Middlesex County with the lower tier municipalities that received the funding will address Initiative 1,3,4,5 & 6 with Initiative 2 and 7 driven by Strathroy-Caradoc.

This report will deal specifically with Initiative 2 – Making Municipally Owned Lands available to address housing shortages and enhance affordability. Initiative 2 comes with expected results of 19 units and a completion date of September 1, 2026. As a result of the work that was done last year with Council and Report BBP-2024-29, staff would like to move forward with completion of this element at this time.

Council Report BBP-2024-29 – Report of Surplus lands identified a list of all municipally owned lands and focused on potential lands for future housing developments. A list (which is attached to this report) identified all properties located in Mount Brydges and Strathroy including servicing, planning and additional commentary. The detailed report (also attached to this report) discusses options and consideration for housing development.

The report also outlines the process to declare municipal lands surplus. Also included were some examples of how other communities have used surplus lands for housing.

## **COMMENTS:**

**Initiative 2** - Make Municipally Owned Land Available for Housing to address housing shortages and enhance affordability has a targeted completion date of September 1, 2026. Nineteen estimated permitted units are the target that the initiative will incent.

By declaring the suggested properties as surplus, a process can be commenced to prepare the parcels for residential development. Both are designated as residential in the Official Plan. Bella & Frances Street are zoned Open Space and 480 Saulsbury Street is also zoned Open Space. Neither are CA regulated nor contain any natural heritage features that would require additional studies.

Bella & Frances are primarily surrounded by residential uses with some institutional to the south being the Strathroy-Caradoc Police Services building. 480 Saulsbury is also surrounded by residential uses with an existing park to the east, the park is proposed to remain in place and would not be deemed surplus as part of this initiative.

Once the lands are deemed surplus, the next steps would be to develop a program to market and sell the lands for affordable housing projects. The program would need to include controls for the Municipality to ensure the housing remains affordable, this would include target housing pricing, target rent, appropriate timing of transfer of the lands, financial incentives, etc. Further information on this program will be provided to Council at a later date.

Once the lands are sold, staff would work closely with the proponent to ensure the proposal meets the needs of the program and also that they go through the appropriate planning applications for approval. It is anticipated that each site will require a Zoning by-law Amendment application to rezone the lands to a residential zone, which would be a public process, followed by a site plan application.

**ALTERNATIVE(S) TO THE RECOMMENDATION:**

1. Council to provide alternate direction.

**STRATEGIC PLAN ALIGNMENT:**

This matter is in accord with the following strategic priorities:

Managing the Challenges of Growth for the Municipal Organization

Strathroy-Caradoc will be an inclusive community where growth is managed to accommodate a range of needs and optimize municipal resources. We are committed to maintaining operational efficiency and economies of scale through these times of change.

**ATTACHMENTS:**

List of Potential Municipal Surplus Lands for Housing  
BBP-2024-09