



## **STRATFORD CITY COUNCIL ADDENDUM**

Adoption of Addendum to the Regular Council Agenda:

Motion by

**THAT the Addendum to the Regular Agenda of Council dated May 8, 2023, be added to the agenda as printed to include the following:**

### **7.0 Orders of the Day:**

7.1 Resolution - Stratford Attainable Market Housing Project Final Report (COU23-064)

Following publishing of the agenda, the following persons requested to speak to Item 7.1 on the agenda:

- Jane Marie Mitchell – To request that Council defer any decisions about the Attainable Housing Report to the next council meeting.
- Mike Sullivan – To request that Council seek more clarity on the financial implications of their decision, and more clarity on the apparent contradictions in the report, before making a decision. Further, that Council ask that the option of a 'Community Land Trust' be added to the affordable/attainable housing options for study. Finally, that Council asks the study authors to examine the potential for greenhouse gas reductions/elimination in any plan of development, with the resulting long-term savings in energy costs applied to the benefits side of the ledger in the cost-benefit analysis.

Motion by

**THAT the delegation by Jane Marie Mitchell and Mike Sullivan regarding the Stratford Attainable Market Housing Project Final Report, be heard.**

The following comments were also submitted and are listed for receipt by Council:

Attachments - Email from Justine Nigro dated April 23, 2023  
Email from POL Quality Homes Inc. dated May 5, 2023  
Email from Family Services Perth-Huron dated May 4, 2023  
Email from Nicole Andre dated May 8, 2023  
Comments from Mike Sullivan received May 8, 2023

**Motion by**

**THAT the correspondence from Justine Nigro dated April 23, 2023, POL Quality Homes dated May 5, 2023, Family Services Perth-Huron dated May 4, 2023, Nicole Andre dated May 8, 2023, and Mike Sullivan dated May 8, 2023, be received for information.**

**From:** [Justine Nigro](#)  
**To:** [City Clerks](#); [Dan Mathieson](#); [Tatiana Dafoe](#)  
**Subject:** Request to Defer for Attainable Housing Report  
**Date:** April 23, 2023 1:06:02 PM

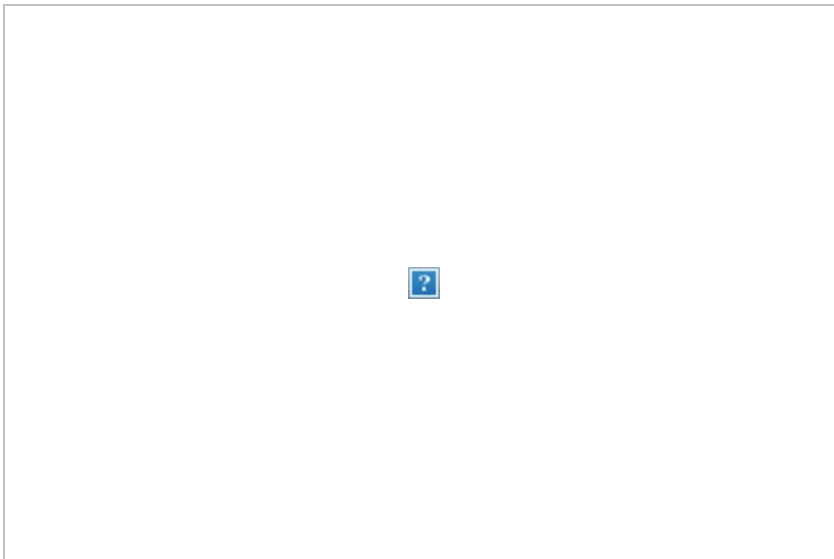
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**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi There,

I'd like to request a formal deferral for council's decision regarding the Attainable Housing Report. If the **final** report is issued on May 5th online, and being presented at the council meeting on May 8th, that only gives council (Part Time workers here, give them some slack), and the public three days to comment on the report. I believe we need to extend any decision making by Council to the following May 23rd meeting. This gives the public and council enough time review the report, present their concerns, and have an open and democratic discussion on the decisions at hand.

With Gratitude,  
Justine



Use this link to book a call with us: <https://the-hive-design-co.appointlet.com>

**From:** [Pol Quality Homes](#)  
**To:** [City Clerks](#)  
**Subject:** Attainable Housing Project May 8  
**Date:** May 5, 2023 2:36:24 PM

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**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Greetings,

With respect to the Attainable Housing Project, and to further support comments made at the Stakeholder meeting in November, I would like to take this opportunity to highlight areas of concern facing developers. Obtaining land is one of our biggest challenges, as there is not a lot of land availability. When land does come available, you are going into a multiple offer situation where if you want to be considered, you need to act very quickly and there is not enough time to complete due diligence. In this instance, collaboration and open communication with all partners continues to be of the utmost importance in order to move forward with housing projects. As for purchasing a parcel of land without complete due diligence completed, there is a lot of risk to developers, but in the current market, conditional offers are not common, and sellers will not wait the required time for a due diligence period. In the event that a developer is successful in obtaining a property, the longer the property is held before construction (during due diligence period), the greater the carrying costs which of course impacts per unit selling price. We are at a time where in order to provide attainable housing, we need to start looking at building “up”, as land becomes less available, especially for in-fill situations. Is it time for a high rise?

It is also important to note that the density of our projects is based on the number of parking units that are required. Many of our sites could have more units, however the number of parking spaces required is a draw back. With the local transit system, and the fact that not everyone requires parking spaces, this is an issue that needs to be considered in order to provide additional dwelling units and support attainability.

In effort to promote attainable housing in the City of Stratford, there should be emphasis on building smaller homes, constructing smaller units, and increasing density. We look forward to continuing to provide housing options in the City of Stratford, and support the Attainable Housing Project.

Regards,

**Daryl Pol, President**  
***Pol Quality Homes Inc.***  
***P: 519-348-5005***

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*W: [www.polqualityhomes.com](http://www.polqualityhomes.com)*



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## Family Services Perth-Huron

142 Waterloo Street South, Stratford, Ontario N5A 4B4

519-273-1020

Fax: 519-273-6993

Email: [fsph@fsph.ca](mailto:fsph@fsph.ca)

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*"Our community strengthened one person, one family at a time"*

May 4, 2023.

Dear Stratford City Council,

Re: Creative Solutions for our Housing Crisis

I am writing this letter to share a deep concern from the perspective of Social Services relating to our current housing crisis in our local community. As a multi-service agency of Social Workers and Psychotherapists, we work with individuals, couples, groups, and families relating to a multitude of concerns. Over the past decade, we have witnessed many changes in the context of housing in our province and we deal with issues relating to housing insecurity daily.

We know that a basic human need is for safe shelter, actual housing units, not shelter sheds, or alternatives.

It is humbling to see how hard people work to address issues relating to employment, mental health, and addictions. An extensive amount of our time with many clients is now focused on housing issues and the negative mental health implications of this, which takes away from the many gains that can be made for persons contributing to the well being of our community. This includes the tragedies of those persons so discouraged, they have suicidal ideation. As well, we see the heartbreak of individuals and families of those with developmental delays, some of our most vulnerable residents are at risk without the safety of four walls to come home to. We must act responsibly for those who need and deserve innovative deliverables that will translate into more housing units and result in a safer community for all of us.

In the past few years, I have talked to interns and our new staff about how unheard of this level of housing crisis was in Ontario.

Our team has reflected that when many of us started in the field over 25 years ago, no one lost sleep over housing. We knew we could make referrals and get people connected to find housing solutions. That is simply not the case now as there are minimal to no units available anywhere. The number of individuals that we see who are homeless or at very high risk of being homeless is deeply concerning. As we regularly discuss social issues and possible solutions and problem solving on our teams, one recurrent message continues to prevail; we need creative solutions, and our government to plan and execute now!

A multi faceted approach to a crisis of this level will be the only way we will make any progress relating to this critical shortage of supply.

We ask of you as our community leaders to make creative, decisions that supports housing through multiple avenues.

We are fortunate to live in a community rich in resources with exceptional entrepreneurs and we hope that tapping into those resources through creative solutions such as the current incentive packages for

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builders may be one of the many approaches in our community for this desperately needed all hands-on deck approach. Other nations such as Norway and the Netherlands offer examples of some very creative responses to their housing crisis.

We need government building plans to offer solution to the level of the problem for those who currently need housing and will need housing in the future.

One of the quotes we often use in our work is very fitting for us to consider as we seek to find solutions to these devastating human conditions needing a very humane response:

“We cannot solve our problems with the same thinking we used when we created them.” –Einstein

We thank you for your commitment to helping support the citizens of this amazing community. It is apparent to those of us working with residents that the gravity of this situation is a matter of life and death for some. We hope that many creative proposals are given an opportunity to advance positive solutions for this housing crisis and minimizing the human suffering as result of it.

Sincerely,



*Kate Aarssen* MTS., RP., RCFT. (She/Her)

Registered Psychotherapist

Clinical Supervisor

Family Services Perth-Huron

142 Waterloo St. South

Stratford ON N5A 4B4

<http://familyservicesperth-huron.ca/>

**From:** Nicole Andre <[REDACTED]>  
**Sent:** Monday, May 8, 2023 8:08 AM  
**To:** Tatiana Dafoe <[REDACTED]>  
**Cc:** Cody Sebben <[REDACTED]>; Taylor Briscoe <[REDACTED]>; Lesley Biehn <[REDACTED]>; Jo-Dee Burbach <[REDACTED]>; Larry McCabe <[REDACTED]>; Bonnie Henderson <[REDACTED]>  
**Subject:** Clarification of my request - Re my proposal (Agenda Item 7.1)

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi Tatiana,  
I'm realizing that I might need to clarify my request re my Jan 23rd proposal for a set of best practices around community outreach & engagement. I am requesting that the City provide a report, to Council, regarding developing this set of practices by the first Council meeting in September, or sooner if possible. Can you please articulate this in the meeting this evening? **Do I need to ask a councillor to raise a notice of motion so this can be addressed on the 23rd? Or is this something that can be considered this evening?**

Hope you've all had a good weekend,  
Niki

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nicole andre

p: [REDACTED]  
e: [REDACTED]

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a star does not expect  
to be enveloped  
by darkness...

**she illuminates it**



Written comments for consideration by the Mayor and Council on the issue of the Attainable Housing Project.

Issue 1: Deferral to May 23 Meeting.

It is my view that the matter before council is too important and too potentially costly to be rushed. The current process means that council and the public will have had only a few hours, over a weekend, to study the report, which is 178 pages, and did not include the comments, questions and answers currently on the 'Engage Stratford' website. The report is significantly changed from previous drafts, and the very definition of 'Attainable' has been changed since the public and/or council were last informed about it.

The current iteration of the procedural by-law, combined with the current legislative requirements, create a 'catch 22' of significant difficulty. In order to comment on a matter before council, one must register to speak and/or submit written comments no later than 6 days before the council meeting. However, the report one may wish to comment on is not available to the public until 3 days before the meeting. This creates an impossibility. Unless one guesses at the report and writes based on that guess. I considered doing that for this report. But as the report changed significantly from previous public presentations, my comments would have been based on old information.

I realize the clerk has advised that she is planning to offer a revision of the bylaw shortly. Hopefully you will be able to eliminate the catch-22. In the meantime, with such a crucial and potentially expensive issue as this, I hope you will agree to defer.

Issue 2: Attainable Housing Project

I will present verbal comments at the meeting, unless it is deferred.