



The Corporation of the City of Stratford
Planning and Heritage Sub-committee
Open Session
AGENDA

Date: Thursday, June 26, 2025
Time: 4:30 P.M.
Location: Council Chamber, City Hall
Sub-committee Present: Councillor Sebben - Chair Presiding, Councillor Burbach - Vice Chair, Councillor Biehn, Councillor McCabe, Councillor Wordofa
Staff Present: Adam Betteridge - Interim Chief Administrative Officer and Director of Building and Planning Services, Audrey Pascual - Deputy Clerk, Marc Bancroft - Manager of Planning, Miranda Franken - Council Clerk Secretary

To watch the Sub-committee meeting live, please click the following link:

<https://video.isilive.ca/stratford/live.html>

A video recording of the meeting will also be available through a link on the City's website

<https://calendar.stratford.ca/meetings> following the meeting.

Pages

1. Call to Order

The Chair to call the meeting to Order.

Land Acknowledgment

Moment of Silent Reflection

Respectful Conduct Statement

2. Disclosure of Pecuniary Interest and the General Nature Thereof

The *Municipal Conflict of Interest Act* requires any member of Council declaring a pecuniary interest and the general nature thereof, where the interest of a member of Council has not been disclosed by reason of the member's absence

from the meeting, to disclose the interest at the first open meeting attended by the member of Council and otherwise comply with the *Act*.

Name, Item and General Nature of Pecuniary Interest

3. Delegations

3.1 Request for Delegation by Stratford Affordable Housing Alliance and Receipt of Petition

4 - 6

Niki Andre, representing Stratford Affordable Housing Alliance, will be speaking to Sub-committee to present a petition requesting the following:

- the development of a publicly accessible inventory of all city-owned property and land; and
- the creation of a land bank for all available City owned properties.

Motion by

THAT Niki Andre, representing Stratford Affordable Housing Alliance, be heard.

Motion by

THAT the petition from Stratford Affordable Housing Alliance regarding the development of a publicly accessible inventory of all city-owned property and land and the creation of a land bank for all available City owned properties, be received.

4. Department Update

There is no Department Update to be provided to Sub-committee.

5. Advisory Committee/Outside Board Minutes

7 - 12

The following Advisory Committee Minutes are provided for the information of Sub-committee:

- Heritage Stratford Advisory Committee minutes of January 14, 2025 and March 11, 2025

6. Next Sub-committee Meeting

The next Planning and Heritage Sub-committee meeting is September 25, 2025 at 4:30 p.m. in the Council Chamber, City Hall.

7. Adjournment

Meeting Start Time:

Meeting End Time:

Motion by

Sub-committee Decision: THAT the Planning and Heritage Sub-committee meeting adjourn.

Subject: Advancing Affordable Housing in our Backyard

Dear Stratford Heritage and Planning Sub Committee

We are writing to present a solution for a pressing problem within our community. Affordable, dignified housing for the people who live and work in Stratford, has become increasingly difficult to find. The team at SAHA (Stratford Affordable Housing Alliance) are inundated with personal calls from community members expressing their struggles. Stories of people finding themselves homeless or forced to leave our community because they cannot afford to live here.

SAHA is asking this Sub Committee to bring two motions to City Council

1) for a publicly accessible inventory of all city-owned property and land, so that we as a public know exactly what we've got to work with. Our members are pleading with you to "PLEASE PLEASE PLEASE start thinking outside of the box and start addressing real concerns for REAL PEOPLE in Stratford" (Jess Molinaro) We've learned from organizations like [ReHousing.ca](https://rehousing.ca) and [A Liveable Ontario](https://www.alo.on.ca) (ALO) as well as other Community Land Trust (CLT) initiatives that there are many innovative ways to cost effectively create affordable housing within city limits using pre-existing properties *as well as* make the most out of new builds.

2) for the creation of a land bank for all available city owned properties.. In this instance, our land bank would be an inventory of all the lots and buildings that the city owns, and can use, repurpose or develop for housing. In keeping with Stratford's Official Plan and the Canada Mortgage and Housing Corporation (CMHC)'s definition, affordable housing should cost no more than 30% of a household's gross income. The goal is to use these sites to fulfill a Proportionally Mixed Income (PMI) Affordable Housing Strategy, designed to provide housing for all income levels and managed under a Community Land Trust. We as a community know what housing challenges we face and how best to solve them but we need your support to do so.

Our goal is to not only to house the most marginalized in our community but to create affordable housing for all of the residents of Stratford who are living at core need.

What is a Community Land Trust:

[Community Land Trusts](#) (CLT's), are a type of non-profit organization that acquire and steward land for the benefit of local communities. The power of Community Land Trusts lies in their ability to keep land affordable—in perpetuity—and to empower communities to use *our* lived experience to develop sustainable, practical solutions to *our* housing challenges. CLTs give the community space to rally around and take pride in. CLTs never sell their land for profit, and protect their assets from the speculative real estate market. Forever. The properties owned by CLT's continue to remain affordable through comprehensive business planning and long-term asset planning. CLTs manage themselves well because they are community-led organizations. Their tri-partite governing board is made up of elected members who:

- a) live in the CLT,

- b) live in the surrounding community, and
- c) are local housing and community experts.

Furthermore, they are responsive to community needs because they are made up of community members.

Why This Project Matters:

1. **Housing is a Human Right:** Canada's National Housing Strategy (NHS) Act, the International Covenant on Economic, Social and Cultural Rights (ICESCR) and the 1948 Universal Declaration of Human Rights (Article 25) all ensure suitable and affordable housing as a human right for all. As such, it is our responsibility to ensure everyone in our community has a safe, suitable and affordable place to call home.
2. **Addressing Our Affordable Housing Crisis:** Our city faces an increasing shortage of affordable housing. As property prices rise and rent continues to outpace wage growth, many residents struggle to find homes within their budget. At the same time, the city's aging population and smaller household sizes are poorly matched with existing housing stock, which is dominated by large, three-bedroom homes. Deeply affordable options remain scarce, particularly for one-person, low-income households.¹ By identifying land and properties where safe, accessible housing can be created, the inventory and land bank projects we're calling for represent essential first steps in addressing this crisis. All levels of government must work with the community to create housing for those who are struggling. It is our city's responsibility to implement sustainable solutions to the housing challenges faced by a growing number of Stratfordians—people who are essential to the fabric of our community.
3. **Long-term Sustainability:** We are committed to housing that is not only affordable today, but will remain affordable in perpetuity.
Inclusionary zoning has become a common tool for building affordable housing, but many of these plans include sunset clauses—provisions that allow rent caps to expire after a set period. Once that happens, formerly affordable homes revert to market rates and are no longer truly affordable.

Community Land Trusts (CLTs) offer a solution.

As long as the community holds land or property in trust, it can control the cost of purchasing or leasing that land—ensuring prices remain based on what the community can afford. This means that, regardless of shifts in the housing market or changes in government, affordable housing will still exist.

We need housing solutions that are shaped and directed by our own community—so that all the people who contribute to Stratford's wealth and vibrancy can afford to live here.

What We Need From You:

Your support in moving forward with this project will help ensure that it becomes a reality. We need your commitment to supporting the residents of Stratford in creating the community that we want to see. Coming to community meetings, doing meaningful and comprehensive community consultations, and respecting the needs and desires voiced by those with lived experience of the housing crisis and those who are most affected in our community. We need support not just in writing, but in concrete, measurable actions. After all, our nation's 30+ year history of offloading the government's responsibility to adequately house its citizens—by relying heavily on private, for-profit developers to 'do housing'—has made it abundantly clear that the for-profit model, driven by bottom lines, not only fails to solve our housing crisis but often contributes to it. With your support, we as a community can step in and pick up the slack.

We at SAHA would be grateful for the opportunity to discuss this project with you in greater detail and explore how we can work together to make affordable housing a top priority for our community.

Thank you for your time and consideration.

Sincerely,
SAHA



Heritage Stratford Advisory Committee

MINUTES

A meeting of the Heritage Stratford Advisory Committee (HS) was held on Tuesday, January 14, 2025 at 7:00 p.m., in the Mansbridge Room at the Stratford Rotary Complex.

Committee Members Present: Jacob Vankooten – Chair, Brian Johnson, Barb Cottle, Anne Ceballo, Cambria Ravenhill, Councillor Larry McCabe

Staff Present: Alex Burnett – Planner, Vicky Trotter – Council Committee Coordinator, Casey Riehl – Recording Secretary

Regrets: Andy Bicanic, Jeff Atchison

1. Call to Order

Jacob Vankooten, Chair, called the meeting to order at 7:00 p.m.

Reading of the Land Acknowledgment and a moment of silent reflection.

Reading of the Respectful Workplace Conduct Statement.

2. Declarations of Pecuniary Interest and The General Nature Thereof

None declared.

3. Adoption of Previous Minutes

Motion by Brian Johnson

Seconded by Barb Cottle

THAT the minutes from the Heritage Stratford Advisory Committee meeting dated December 10, 2024, be adopted as printed. Carried

4. Business Arising from Previous Minutes

4.1 Update on the James Anderson Award

No new updates reported.

4.2 Shakespearean Gardens Heritage Designation Update

Alex Burnett reported that the Request for Designation went to Council on December 16, 2024 and a motion of intent to designate the garden was passed. There is currently a 30-day objection period, where members of the public can submit notices of objection. After the 30 days, with or without any objections, staff will return to Council to request they officially pass a heritage by-law. There have been no objections received to date. Mr. Burnett is hoping to return to Council the first meeting in February.

Once Council passes the by-law, the committee can discuss purchasing the designation plaque. Staff will inquire with the City Clerk if the proposed wording of the plaque should go to Council for approval.

4.3 Blue Plaques

Barb Cottle reported that the two blue plaques purchased may go up in price in 2025. If this is the case, the difference will have to be paid when the plaques are engraved. Nominations for the plaques will be posted in February or March with presentations closer to summer.

4.4 National Trust Heritage Conference – Montreal

Barb Cottle recently attended the Heritage Conference in Montreal. Ms. Cottle stated it was a fantastic and informative event. She would highly recommend that other HS members attend in the future. The 2025 Conference is being held in Halifax, Nova Scotia from October 23-25.

5. Designation Sub-Committee Update

5.1 Update on Non-Designated Properties Register

Alex Burnett stated that there are no new updates to report. Planning staff is continuing to work on 120 St. Vincent Street and it will be the next property going to Council.

6. Building & Planning Services Report (January 2025)

There were no items to report for January 2025.

Heritage Stratford Advisory Committee
January 14, 2025

7. New Business

7.1 Community Heritage Ontario – Annual Membership

Motion by Brian Johnson

Seconded by Councillor McCabe

THAT the Heritage Stratford Advisory Committee spends \$75.00 for their 2025 membership with Community Heritage Ontario.

Carried

8. Date of Next Meeting

The next meeting of Heritage Stratford will be held on Tuesday, February 11, 2025, at 7:00 p.m., in the Mansbridge Room at the Stratford Rotary Complex, 353 McCarthy Road W., Stratford.

9. Adjournment

Motion by Brian Johnson

Seconded by Anne Ceballo

THAT the January 14, 2025 Heritage Stratford Advisory Committee meeting adjourn. Carried

Start Time: 7:00 P.M.

End Time: 7:21 P.M.



Heritage Stratford Advisory Committee

MINUTES

A meeting of the Heritage Stratford Advisory Committee (HS) was held on Tuesday, March 11, 2025 at 7:00 p.m., in the Mansbridge Room at the Stratford Rotary Complex.

Committee Members Present: Jacob Vankooten – Chair, Brian Johnson, Barb Cottle, Anne Ceballo, Cambria Ravenhill, Councillor Larry McCabe, Jeff Atchison

Staff Present: Alex Burnett – Planner, Casey Riehl – Recording Secretary

Regrets: Andy Bicanic, Vicky Trotter – Council Committee Coordinator

1. Call to Order

Jacob Vankooten - Chair, called the meeting to order at 7:00 p.m.

Reading of the Land Acknowledgment and a moment of silent reflection.

Reading of the Respectful Workplace Conduct Statement.

2. Declarations of Pecuniary Interest and The General Nature Thereof

None declared.

3. Adoption of Previous Minutes

Motion by Brian Johnson

Seconded by Cambria Ravenhill

THAT the minutes from the Heritage Stratford Advisory Committee meeting dated January 14, 2025, be adopted as printed. Carried

4. Business Arising from Previous Minutes

4.1 Update on the James Anderson Award

Brian Johnson has contacted the recipient for last year's James Anderson Award and left messages. Mr. Johnson has spoken to the nominator to also

request if he can contact them. Mr. Johnson will try contacting them again closer to the end of March.

4.2 Shakespearean Gardens Heritage Designation Update

Alex Burnett reported that the designation request for the garden has gone to Council and been approved as a designated heritage property. The Clerk's Department has started the process to have it registered on title.

Mr. Burnett is requesting a motion from Heritage Stratford to move forward with ordering the designation plaque. The plan is to install the plaque later in the spring or early summer with the location to be determined. Members have suggested that the chimney would be a good option.

Staff will send a picture of a previous designation plaque showing the size and the wording. Mr. Burnett will contact Vicky Trotter to obtain a quote for the plaque. Mr. Burnett will draft the plaque wording for HS members to review at the April meeting.

As the designation plaque is quite small and wording is limited to specifically recognizing the property, HS members have suggested that an information sign could also be placed within the gardens. The sign could have information regarding the Friends of the Shakespearean Gardens and also explain some of the history of the gardens. Staff will also discuss the cost involved with this type of signage with Vicky Trotter.

5. Designation Sub-Committee Update

5.1 Update on Non-Designated Properties Register

Alex Burnett reported that with the deadline for designating properties listed on the non-designated properties register extended to December 31, 2026, now would be a good time to review the current properties on the list. As of January 1, 2027 the properties listed will be removed from the non-designated roster and ineligible for designation for a span of five years. If HS wishes to work on getting some of the properties to Council prior to the end of 2026, please let Mr. Burnett know and he will work with them.

6. Building & Planning Services Report (February/March 2025)

The Building & Planning report for February and March 2025 was previously provided to members. Alex Burnett, Planner reviewed the report with members and was available to answer questions.

Heritage Stratford Advisory Committee
March 11, 2025

Alex Burnett noted the importance of having the heritage alteration review reports submitted back to staff in a timely manner. Designating a primary point person, as well as a back up would be helpful. Brian Johnson volunteered to be the primary point person; Jacob Vankooten will be the secondary contact should Mr. Johnson not be available.

7. New Business

7.1 Blue Plaque Nominations

Brian Johnson reported that the sub-committee has met to discuss this year's recipients of the Blue Plaque Award. The sub-committee has recommended not to advertise this year for further nominations, as they have many nominations already in the que for consideration that have been submitted previous years. HS members support reviewing the nominations already received due to the amount already received. The sub-committee has two nominations in mind and will commence their research confirming background information and collecting photographs and information for the slideshows.

7.2 Request for Name Change of Street

As Chair of Heritage Stratford, Jacob Vankooten has been asked to submit comments regarding a request to change a section of Line 29 to Gibb Line 29, between Highway 7 (Erie Street) and Wright Boulevard. HS members had no issue with the request and Mr. Vankooten will relay this back to Planning staff.

8. Date of Next Meeting

The next meeting of Heritage Stratford will be held on Tuesday, April 8, 2025, at 7:00 p.m., in the Mansbridge Room at the Stratford Rotary Complex, 353 McCarthy Road W., Stratford.

9. Adjournment

Motion by Jeff Atchison

Seconded by Barb Cottle

THAT the March 11, 2025 Heritage Stratford Advisory Committee meeting adjourn. Carried

Start Time: 7:00 P.M.

End Time: 7:27 P.M.