



## **STRATFORD CITY COUNCIL ADDENDA**

Adoption of the Addenda to the Regular Council Agenda:

Motion by

**THAT the Addenda to the Regular Agenda of Council dated May 11, 2026, be added to the agenda as printed to include the following:**

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

#### **7.2 Resolution - Warming Centre, Shelterlink Youth Services, and Supportive Housing Solutions Update (COU26-062)**

Following the publishing of the agenda, Amber Timmons, Coordinator and Board Member of the Multicultural Association requested to speak to Council in support of the recommendation. A request will be made to open the warming centre for the full year with the budget stretched accordingly and that a detailed report of warming centre spending be prepared.

Motion by

**THAT Amber Timmons be heard.**

#### **7.3 Resolution - Housing Strategy Alignment Summary Report (COU26-061)**

Following the publishing of the agenda, correspondence was received from Mike Sullivan regarding the City of Stratford's use of the word "affordable".

Attachment 1 – correspondence from Mike Sullivan dated May 9, 2026.

Motion by

**THAT correspondence from Mike Sullivan dated May 9, 2026 be received.**

**7.4 Resolution - Recommendation Report for Draft Plan of Subdivision Application 31T25-001 and Zone Change Application Z02-25 for 750 McCarthy Road West in the City of Stratford (COU26-063)**

Following the publishing of the agenda, Jane Marie Mitchell requested to speak to Council to request negotiations be held with the developer regarding accessible, affordable and energy conservation units within the development.

Motion by

**THAT Jane Marie Mitchell be heard.**

**7.5 Resolution - Addressing Stratford Police Services Space Needs (COU26-064)**

Following the publishing of the agenda, Robert Ritz requested to speak to Council to request reviewing the feasibility of using the YMCA to the same detail as the review of 10 Wright Blvd, as well as doing an economic impact assessment on both locations.

Motion by

**THAT Robert Ritz be heard.**

**Attachment 1**

To: Council and Authors of Report COU26-061

Date: May 9, 2026

I was pleased to see the elimination of the use of the term 'attainable' in Stratford's lexicon of housing options. However, Stratford does still use two different definitions of 'affordable', and this remains a source of confusion.

The Official Plan contains the only definition approved by council.

"Affordable Means:

- i) in the case of ownership housing, the least expensive of:
  - a) housing for which the purchase price results in annual accommodation costs which do not exceed 30 per cent of gross annual household income for low and moderate income households; or
  - b) housing for which the purchase price is at least 10 per cent below the average purchase price of a resale unit in the regional market area;
- ii) in the case of rental housing, the least expensive of:
  - a) a unit for which the rent does not exceed 30 per cent of gross annual household income for low and moderate income households; or
  - b) a unit for which the rent is at or below the average rent of a unit in the regional market area."

It is word for word identical to the Provincial policy statement 2024, with the exception of the word 'municipality' instead of 'regional market area'.

Stratford's second definition of 'affordable' is 80% of market rent, as found in the City of Stratford web page describing the Britannia St. Project.

**"Applying for Affordable Housing**

Affordable housing is not the same as community or social housing where rent is calculated based on the income of the tenant and may change if the tenant's income changes. Affordable housing rents are set at 80% of the average market rent (AMR) for comparable units in Stratford and are not adjusted due

to income changes. This is an important distinction to keep in mind when deciding to apply to live at the Britannia Street Affordable Housing Project.”

And

“Household meets program income limits:

- \$56,448 maximum household annual gross income for a 1-bedroom”

The current CMHC average market rent for a 1 bedroom apartment in Stratford is \$1508. Eighty percent of that is \$1206, which would require an income of \$48,256. It is therefore a very narrow band of income eligibility for Stratford’s purpose built ‘affordable’ housing, and is obviously unavailable to anyone with lower incomes.

I would therefore urge council to correct the confusing definitions, by either amending the Britannia definition to the 30% of income standard, or by stopping referring to Britannia as ‘affordable’.

Mike Sullivan

Stratford.